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S.F. CITY PLANNING COMMISSION

SUMMARY OF THE MEETINGS

1991

(Many of these Summaries are missing,
especially from February through October.)

SF
C55
#21
1/10/91
ADDENDUM

ADDENDUM
SUMMARY
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 10, 1991
ROOM 282, CITY HALL

DOCUMENTS DEPT.

FEB 16 1991

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1:30 P.M.

D. DIRECTOR'S REPORT

7a.

(KOHLSTRAND)

Consideration of a resolution authorizing the Department to submit a budget to the Transportation Authority for the remainder of FY 90/91 to carry out Transportation System Management (TSM) programs and projects.

(TAPE: IA: #311-555)

VOTE: 5-0

APPROVED

RESOLUTION #12091

ABSENT: COMMISSIONERS ENGMANN & MORALES

F. REGULAR CALENDAR

10. 90.854DR

(PASSMORE/MARSH)

ST. ROSE ACADEMY, 2475 PINE STREET, southeast corner of Pierce Street
-- Consideration of Discretionary Review of Demolition of St. Rose Academy Building damaged in October 17, 1989 earthquake. Demolition Application No. 9017392.

(TAPE: IB: #096-835)

(TAPE: IIA: #000-839)

(TAPE: IIB: #000-836)

(TAPE: IIIA: #000-125)

Speakers: (See attached Sign-Up Sheets)

PUBLIC HEARING CLOSED

CONTINUED TO JANUARY 24, 1991

ABSENT: COMMISSIONERS ENGMANN & MORALES

VOTE: 5-0

JANUARY 10, 1991

SUMMARY OF THE REGULAR MEETING

ITEM 10 & 11

SIGN-UP SHEET

Speakers for Demolition

David Ish
Marci Hooper
Mark Ryser
Lauren Brickon
Pam Elliott
Brett Gladstone
George Steuart

Pilar V. Abaighr
Richard Condon
Dejan Drgbej
Veronica Davis
M.M. Staymates
Marge Setherfer
Joe O'Donohue

Speakers against Demolition

Mark Ryser
MJ Staymates
Brett Gladstone
Jean Kortum
Lauren Bricker
Courtney Clarkson
Pacific Heights Neighbor Assn.
Representative
George Stewart
Alice Carey

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 10, 1991
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Boldridge, Hu, Karasick and Sewell.

ABSENT: Commissioners Engmann and Morales.

1:44 P.M.

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT HU AT 1:44 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Mike Berkowitz, Mary Gallagher, Barbara Sahm, Andy Blauvelt, Larry Badiner, Rebecca Kohlstrand, Randall Dean, Carol Roos, Lu Blazej, David Hood, Irene Nishimura, Gene Coleman and Linda Avery - Administrative Secretary.

A. ITEMS TO BE CONTINUED

1. 90.349D (BERKOWITZ)
137 NEWMAN STREET, north side between Andover and Bennington Streets, Lot 11 in Assessor's Block 5708 - Discretionary Review of Building Permit Application No. 9007418 for the CONSTRUCTION OF A NEW GARAGE, THE ADDITION OF A GROUND FLOOR APARTMENT AND REMODELING OF STAIRS AND DECK in an RH-2 (House, Two-Family) district.
(Continued from regular meeting of November 15, 1990)
(Proposed to be continued to January 31, 1991)
NOTE: ON OCTOBER 25, 1990 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0; COMMISSIONER ENGMANN ABSENT.

CONTINUED TO JANUARY 31, 1991

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & MORALES

2. 88.729PD (GALLAGHER)
1547-1563 - 48TH AVENUE, west side between Kirkham and Lawton Streets - Application for a Coastal Zone Permit under City Planning Code Section 330 and Commission initiated discretionary review on the construction of five residential buildings with three units each after demolition of a skating rink.
(Continued from Regular Meeting of November 29, 1990)
(Proposed to be continued to January 31, 1991)

CONTINUED TO JANUARY 31, 1991

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & MORALES

3. 90.073E (SAHM)
425 7TH STREET, Sheriff's New Facility APPEAL OF PRELIMINARY NEGATIVE
DECLARATION for a proposed work furlough/medical/booking facility
adjacent to the Hall of Justice, consisting of 6 floors plus basement
parking.
(Proposed to be continued to January 17, 1991)

CONTINUED TO JANUARY 24, 1991

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & MORALES

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

None

C. COMMISSIONERS' QUESTIONS AND MATTERS

None

D. DIRECTOR'S REPORT

- *4. (BLAUVELT)
619 - 29TH STREET, Lot 55 in Assessor's Block 7537 -- Informational
Presentation of Building Permit Application No. 9019583 for a
three-story, horizontal rear addition to an existing single-family
dwelling. This project is being brought to the Commission's
attention pursuant to Planning Commission Resolution No. 12044.

(TAPE: IA: #000-050)

PRESENTATIONS COMPLETE
NO ACTION REQUIRED

*5.

(BLAUVELT)

1775 NOE STREET, Lot 32 in Assessor's Block 6652 -- Informational Presentation of Building Permit Application No. 9019583 for reconstruction of the rear portion of an existing three-story, single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(TAPE: IA: #000-050)

PRESENTATIONS COMPLETE
NO ACTION REQUIRED

*ITEMS HEARD TOGETHER

6. 90.612X

(BADINER)

350-360 POST STREET, north side of Post Street between Stockton and Powell Streets, Lot 6 in Assessor's Block 295 - Informational hearing on the design of lower story modifications.

(TAPE: IA: #053-083)

PRESENTATIONS COMPLETE
NO ACTION REQUIRED

7.

(KOHLESTRAND)

Waterfront Transportation Projects -- Project status report and update on the Project Urban Design recommendations.

(TAPE: IA: #086-286)

Speaker: Denhart Queen
PRESENTATIONS COMPLETE
NO ACTION REQUIRED

E. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSEDF. REGULAR CALENDAR

8. 89.112E

(DEAN)

CALAVERAS PIPELINE REPLACEMENT AND ASSOCIATED IMPROVEMENTS PROJECT.

Project location is existing pipeline corridor between Calaveras Reservoir and San Antonio Pump Station, Alameda County; Lots 14-1, 24-2, 27 and 28 of Alameda County Assessor's Block 100 of Map 96. CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT which evaluates replacement of an existing 5.5 mile long water pipeline with new pipeline, modifications to the San Antonio Pump Station; and improvements to the water outlet facilities at Calaveras Reservoir. PUBLIC HEARING CLOSED. NO PUBLIC TESTIMONY WILL BE TAKEN.

(TAPE: IA: #565-615)

APPROVED WITH CONDITIONS
MOTION #12092

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & MORALES .

9. 90.079E (ROOS)

300 ULLOA STREET, Hearing on Draft Environmental Impact Report --
13-Unit Residential Development. 300 Ulloa Street, north side near
Waithman Way. Assessor's Block 2876, Lot 7. Subdivide the site into
15 lots. Construct 13 single-family detached homes each with 2
garages spaces, with access from Ulloa St. via a private road.
Create a commonly-owned open space parcel covering the site access
road and hillside. Retention of an existing church on one 18,000 sq.
ft. lot.

(TAPE: IA: #620-834)

(TAPE: IB: #000-091)

Speakers: Ellward Willison Jr., Herbert Runmain, Robert McCarthy.

PUBLIC HEARING CLOSED

VOTE: 5-0

COMMENT PERIOD ENDS CLOSE OF BUSINESS JANUARY 10, 1991

ABSENT: COMMISSIONERS ENGMANN & MORALES

**10. (PASSMORE)

2725 PINE STREET, ST. ROSE ACADEMY -- Consideration of Discretionary
Review of Demolition of St. Rose Academy Building damaged in October
17, 1989 earthquake. Demolition Application No. 9017392.

SEE ATTACHED ADDENDUM

**11. (BLAZEJ)

PINE STREET AT STEINER, ST. DOMINIC'S CHURCH -- Informational
presentation of plans for Seismic Retrofit.

(TAPE: IB: #096-835)

(TAPE: IIA: #000-839)

(TAPE: IIB: #000-836)

(TAPE: IIIA: #000-125)

Speakers: (See attached Sign-Up Sheets)

NO ACTION REQUIRED

VOTE: 5-0

PUBLIC HEARING CLOSED

CONTINUED TO JANUARY 24, 1991

ABSENT: COMMISSIONERS ENGMANN & MORALES

**ITEMS CALLED & HEARD TOGETHER

12. 89.665C (HOOD)

438 ROOSEVELT WAY, eastside, interior of block, between Clifford
Terrace and Loma Vista Terrace, Lot 27 in Assessor's Block
2618A--Request for authorization of Conditional Use to allow
expansion of an off-street parking garage not located on the same lot
as the residential building it serves in an RH-1(D) (House,
One-family Detached Dwellings) district.

(TAPE: IIIA: #180-512)

Speakers: Davis Larsen, John Schmidt, Patricia Montihugh, Carla
Benny, Carol Glandville.

PUBLIC HEARING CLOSED

FINAL MOTION ON JANUARY 17, 1991

INTENT TO DENY

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & MORALES

13. 90.574C (NISHIMURA)
2243-47 MARKET STREET, south side between 16th and Sanchez Streets;
Lot 19 in Assessor's Block 3559 - Request for authorization of
Conditional Use to convert existing retail space to a full service
restaurant (as defined in Planning Code Section 790.92) with a bar
(as defined in Planning Code Section 790.22) within a total floor
area of 3,172 square feet in the Upper Market Street Neighborhood
Commercial District.

(TAPE: IIIA: #515-600)

Speaker: Walter Wong, rep. of owner.

APPROVE WITH CONDITIONS

VOTE: 5-0

MOTION #12093

ABSENT: COMMISSIONERS ENGMANN & MORALES

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

4:00 P.M.

- ***14. 90.635D (BLAUVELT)
748-50 CAROLINA STREET, west side between 20th Street and Southern
Heights Avenue, Lot 6 in Assessor's Block 4096 -- Request for
Discretionary Review of Building Permit Application No. 9019752 for
construction of a new two-family dwelling, on a currently vacant lot,
in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

NOTE: Cases 90.635D, 90.636D, and 90.637D will be heard together.

(TAPE: IIIA: #602-836)

(TAPE: IIIB: #000-435)

Speakers: Arden Smith, Andrew Conrad, John Diaz, Robert Bechtel,
Lynn Klein, Charles Grayson, rep. of project sponsor, Joe O'Donohue,
Gary Lee.

1. TAKE D.R.

VOTE: 5-0

2. INTENT TO APPROVE WITH MODIFICATIONS

3. CONTINUE TO JANUARY 17, 1991 FOR FINAL MOTION

4. PUBLIC HEARING CLOSED

ABSENT: COMMISSIONERS ENGMANN & MORALES

- ***15. 90.636D (BLAUVELT)
752-54 CAROLINA STREET, west side between 20th Street and Southern
Heights Avenue, Lot 7 in Assessor's Block 4096 -- Request for
Discretionary Review of Building Permit Application No. 9019753 for
construction of a new two-family dwelling, after demolition of an
existing one-story, unsound, single-family structure, in an RH-2
(House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

NOTE: Cases 90.635D, 90.636D, and 90.637D will be heard together.

ITEM 90.636D continued

(TAPE: IIIA: #602-836)

(TAPE: IIIB: #000-435)

Speakers: Arden Smith, Andrew Conrad, John Diaz, Robert Bechtel, Lynn Klein, Charles Grayson, rep. of project sponsor, Joe O'Donohue, Gary Lee.

1. TAKE D.R.

VOTE: 5-0

2. INTENT TO APPROVE WITH MODIFICATIONS

3. CONTINUE TO JANUARY 17, 1991 FOR FINAL MOTION

4. PUBLIC HEARING CLOSED

ABSENT: COMMISSIONERS ENGMANN & MORALES

***16. 90.637D

(BLAUVELT)

756-58 CAROLINA STREET, west side between 20th Street and Southern Heights Avenue, Lot 8 in Assessor's Block 4096 -- Request for Discretionary Review of Building Permit Application No. 9019754 for construction of a new two-family dwelling, after demolition of an existing one-story, unsound, single-family structure, in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

NOTE: Cases 90.635D, 90.636D, and 90.637D will be heard together.

(TAPE: IIIA: #602-836)

(TAPE: IIIB: #000-435)

Speakers: Arden Smith, Andrew Conrad, John Diaz, Robert Bechtel, Lynn Klein, Charles Grayson, rep. of project sponsor, Joe O'Donohue, Gary Lee.

1. TAKE D.R.

VOTE: 5-0

2. INTENT TO APPROVE WITH MODIFICATIONS

3. CONTINUE TO JANUARY 17, 1991 FOR FINAL MOTION

4. PUBLIC HEARING CLOSED

ABSENT: COMMISSIONERS ENGMANN & MORALES

***ITEMS CALLED & HEARD TOGETHER

17. 90.719D

(BLAUVELT)

55 LOPEZ AVENUE, east side between Pacheco and Castenada Streets, Lot 27 in Assessor's Block 2858 -- Staff-initiated Request for Discretionary Review of Building Permit Application No. 9015623 to construct a new three-story, single-family dwelling, after demolition of an existing garage structure, in an RH-1(D) (House, One-Family, Detached) District.

a) Consideration of Discretionary Review

b) Discretionary Review Hearing

(TAPE: IIIB: #440-833)

(TAPE: IVA: #000-125)

Speakers: Keven Nook, owner, Harold Right, Allan H. Fish, Dr. Carl Hanson.

NO D.R.

VOTE: 4-1

NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONERS ENGMANN & MORALES

18. 90.530D (BLAUVELT)
1739 - 35TH AVENUE, west side between Moraga and Noriega Streets, Lot 2E in Assessor's Block 2014 -- Discretionary Review of Building Permit Application No. 9001246 to add a third story and alter the existing floors of an existing two-story, single-family dwelling in an RH-1 (House, One-Family) District.
(Continued from Special Meeting of November 19, 1990).

WITHDRAWN

19. 90.319D (BLAUVELT)
1350-8TH AVENUE, east side between Irving and Judah Streets, Lot 34 in Assessor's Block 1762 - Discretionary Review of Building Permit Application No. 9004894 for a horizontal (rear) extension, addition of a third story, and the creation of a second dwelling unit, to an existing two-story, single family dwelling in an RH-2 (House, Two-Family) district.
(Continued from Special Meeting of November 19, 1990)

CONTINUED TO JANUARY 24, 1991

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & MORALES

20. 90.464DS (BLAUVELT)
162 ALHAMBRA, north side between Mallorca and Pierce Streets, Lot 13 in Assessor's Block 463A -- Staff-initiated Request for Discretionary Review of Building Permit Application No. 9010418 to add a one-story horizontal extension into the rear yard of an existing two-story over garage, two-unit residential building in an RH-3 (House, Three-Family) District
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

CONTINUED TO JANUARY 17, 1991

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & MORALES

21. 90.551D (COLEMAN)
373 FRANCONIA STREET, south east side between Esmeralda Avenue and Rutledge Street, Lot 36 in Assessor's Block 5556 -- Discretionary Review of Building Permit Application No. 9004616 proposing construction of a 4 story single family building on the steeply down-sloping vacant lot in an RH-1 (House, One-Family) district.
(Continued from Special Meeting of November 19, 1990)

NOTE: Cases 90.551D, 90.552D, and 90.553D will be heard together.

CONTINUED TO FEBRUARY 14, 1991

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & MORALES

22. 90.552D (COLEMAN)
369 FRANCONIA STREET, south east side between Esmeralda Avenue and Rutledge Street, Lot 37 in Assessor's Block 5556 -- Discretionary Review of Building Permit Application No. 9004614 proposing construction of a 4 story single family building on the steeply down-sloping vacant lot in an RH-1 (House, One-Family) district.
(Continued from Special Meeting of November 19, 1990)
NOTE: Cases 90.551D, 90.552D, and 90.553D will be heard together.

CONTINUED TO FEBRUARY 14, 1991

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & MORALES

23. 90.553D (COLEMAN)
365 FRANCONIA STREET, south east side between Esmeralda Avenue and Rutledge Street, Lot 38 in Assessor's Block 5556 -- Discretionary Review of Building Permit Application No. 9004615 proposing construction of a 4 story single family building on the steeply down-sloping vacant lot in an RH-1 (House, One-Family) district.
(Continued from Special Meeting of November 19, 1990)
NOTE: Cases 90.551D, 90.552D, and 90.553D will be heard together.

CONTINUED TO FEBRUARY 14, 1991

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & MORALES

Adjourned: 9:20 p.m.

CPC:627

JANUARY 10, 1991

SUMMARY OF THE REGULAR MEETING

ITEM 10 & 11

SIGN-UP SHEET

Speakers for Demolition

David Ish
Marcy Hooper
Mark Ryser
Lauren Bricker
Pam Elliott
Brett Gladstone
George Steuart

Pilar V. Abaighr
Richard Condon
Dejan Drgbej
Veronica Davis
M.M. Staymates
Marge Setherfer
Joe O'Donohue

Speakers against Demolition

Mark Ryser
MJ Staymates
Brett Gladstone
Jean Kortum
Lauren Bricker
Courtney Clarkson
Pacific Heights Neighbor Assn.
Representative
George Stewart
Alice Carey

SF
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S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 17, 1991
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

DEC 16 1991

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PRESENT: Commissioners Bierman, Hu, Morales and Karasick.

ABSENT: Commissioners Boldridge, Engmann and Sewell.

1:42 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HU AT 1:42 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin - Deputy Director of Planning, Martha Kessler, Vincent Marsh, David Hood, Andy Blauvelt, Larry Badiner, Inge Horton, Larry McDonald, Irene Nishimura, Gerald Green and Linda Avery - Administrative Secretary.

A. ITEMS TO BE CONTINUED

1.

(SCOTT)

Consideration of guidelines implementing the Master Plan Policy regarding inclusion of affordable housing units in certain housing projects.

(Continued from Regular Meeting of December 6, 1990)

(Proposed to be continued to February 7, 1991)

CONTINUED TO FEBRUARY 7, 1991

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

2. 90.175ET

(NISHIMURA)

NEIGHBORHOOD COMMERCIAL DISTRICTS located citywide - Board of Supervisors text amendment of City Planning Code Sections 179(d)(1) and (f)(1) to extend the filing date of applications for Conditional Use authorization and/or other necessary permits to legalize as a nonconforming use any use which was permitted as a principal use at the time the use was established, but for which the required permits had not been obtained, or which was permitted as a conditional use at the time the use was established, but for which the required authorization and permits had not been obtained. The extension of filing is proposed for another three years until April 12, 1994.

(Continued from Regular Meeting of December 6, 1990)

(Proposed to be continued to February 21, 1991)

CONTINUED TO FEBRUARY 21, 1991

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

(TAPE: IA: #040-238)

Speaker: Joe Kaufman
re: UMB Retrofit

Speaker: Margaret McMurry
re: 1532 Cole Street

Speaker: John Bardis
re: Read a letter on Economic Growth

*COMMISSIONER BOLDRIDGE ARRIVED AT 1:57 p.m.
COMMISSIONER ENGMANN ARRIVED AT 2:05 p.m.

C. COMMISSIONERS' QUESTIONS AND MATTERS3. ELECTION OF OFFICERS:

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year."

CONTINUED TO FEBRUARY 7, 1991

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

D. DIRECTOR'S REPORT

4. (EDELIN/KESSLER)
Initial Department presentation of proposed Work Program for
FY 1991-92.

(TAPE: IA: #241-427)

PUBLIC HEARING ON JANUARY 31, 1991

(TAPE: IA: #428-459)

- 4a. Presidio Re-use Workshops
(Alison Kendall)

(TAPE: IA: #460-488)

- 4b. Passmore
Re: Bernal Heights Controls at the Board of Supervisors
unanimously approved on 1st reading

5. (MARSH)

INFORMATIONAL PRESENTATION -- "A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco From 1850 to 1940" submitted by the Landmarks Preservation Advisory Board in November, 1990 to the State Office of Historic Preservation. This project was funded in part, through a National Historic Preservation Fund Grant No. 66-89-40107.

CONTINUED TO JANUARY 31, 1991

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

E. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSED

6. 89.665C (HOOD)

438 ROOSEVELT WAY, eastside, interior of block, between Clifford Terrace and Loma Vista Terrace, Lot 27 in Assessor's Block 2618A--Request for authorization of Conditional Use to allow expansion of an off-street parking garage not located on the same lot as the residential building it serves in an RH-1(D) (House, One-family Detached Dwellings) district.

(Continued from Regular Meeting of January 10, 1991)

NOTE: On January 10, 1991, the Commission passed a motion of intent to deny the request for Conditional Use by a vote of 5-0 with Commissioners Engmann and Morales absent.

(TAPE: IA: #489-512)

DISAPPROVED

VOTE: 4-0

MOTION #12094

EXCUSED: COMMISSIONERS MORALES & ENGMANN

ABSENT: COMMISSIONER SEWELL

7. 90.635D (BLAUVELT)

748-50 CAROLINA STREET, west side between 20th Street and Southern Heights Avenue, Lot 6 in Assessor's Block 4096 -- Discretionary Review of Building Permit Application No. 9019752 for construction of a new two-family dwelling, on a currently vacant lot, in an RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of January 10, 1991)

NOTE: On January 10, 1991, the Commission passed a motion of intent to approve with modifications by a vote of 5-0 with Commissioners Engmann and Morales absent.

NOTE: Cases 90.635D, 90.636D, and 90.637D will be heard together.

CONTINUED TO FEBRUARY 14, 1991

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

8. 90.636D (BLAUVELT)
752-54 CAROLINA STREET, west side between 20th Street and Southern Heights Avenue, Lot 7 in Assessor's Block 4096 -- Discretionary Review of Building Permit Application No. 9019753 for construction of a new two-family dwelling, after demolition of an existing one-story, unsound, single-family structure, in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of January 10, 1991)
NOTE: On January 10, 1991, the Commission passed a motion of intent to approve with modifications by a vote of 5-0 with Commissioners Engmann and Morales absent.
NOTE: Cases 90.635D, 90.636D, and 90.637D will be heard together.

CONTINUED TO FEBRUARY 14, 1991 VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

9. 90.637D (BLAUVELT)
756-58 CAROLINA STREET, west side between 20th Street and Southern Heights Avenue, Lot 8 in Assessor's Block 4096 -- Discretionary Review of Building Permit Application No. 9019754 for construction of a new two-family dwelling, after demolition of an existing one-story, unsound, single-family structure, in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of January 10, 1991)
NOTE: On January 10, 1991, the Commission passed a motion of intent to approve with modifications by a vote of 5-0 with Commissioners Engmann and Morales absent.
NOTE: Cases 90.635D, 90.636D, and 90.637D will be heard together.

CONTINUED TO FEBRUARY 14, 1991 VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

F. REGULAR CALENDAR

10. 90.543ET (BADINER)
Consideration of Initiation of Amendments to Section 188 of the Planning Code to allow the expansion of nonconforming buildings subject to Article 10 or Article 11 of the Planning Code, or located in the Downtown Commercial (C-3) Districts.

(TAPE: IA: #514-625)
APPROVED VOTE: 6-0
MOTION #12095
ABSENT: COMMISSIONER SEWELL

11. 90.464DS (BLAUVELT)
162 ALHAMBRA, north side between Mallorca and Pierce Streets, Lot 13 in Assessor's Block 463A --Staff-initiated Request for Discretionary Review of Building Permit Application No. 9010418 to add a one-story horizontal extension into the rear yard of an existing two-story over garage, two-unit residential building in an RH-3 (House, Three-Family) District
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of January 10, 1991)

CONTINUED TO JANUARY 24, 1991

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

12. 89.121TZ (HORTON)
RESIDENTIAL CONSERVATION CONTROLS: INTERIM TEXT AND MAP AMENDMENTS -
Hearing on Demolition Controls. The text of the staff proposal on Demolition for discussion will be available on January 11, 1991 and thereafter at the Department of City Planning, 450 McAllister Street, 4th floor between 8 a.m. and 5 p.m.
(Continued from Regular Meeting of December 13, 1990)

(TAPE: IA: #635-837)

(TAPE: IB: #000-165)

Speakers: Joe O'Donohue, Mike Page, S.F. Dept. of Rent Control, Carol (last name unknown), Edith McMillian, Wayne Rieke, Jerry Klein.
CONTINUED TO JANUARY 31, 1991

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

13. 90.539Z (HORTON)
RESIDENTIAL CONSERVATION CONTROLS: PERMANENT RECLASSIFICATIONS OF
VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1,
and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2 - Hearing on the proposed permanent amendments to the Zoning Maps for reclassification of approximately 2,100 properties in RH-3 and RM districts to RH-2, of approximately 140 properties in RH-3 and RM districts to RH-1, two properties from RM-1 to RH-1(D) and one property from RH-3 to RM-2. The proposed ordinance with a listing of all affected properties identified by Assessor's Block and Lot number as well as maps are available at the Department of City Planning, 450 McAllister Street, 4th floor between 8 a.m. and 5 p.m.
(Continued from Regular Meeting of December 13, 1990)

(TAPE: IA: #635-837)

(TAPE: IB: #000-165)

CONTINUED TO JANUARY 31, 1991

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

4:10 P.M.

14. 90.510T (HOOD)

ALAMO SQUARE/BUENA VISTA NORTH SPECIAL USE DISTRICT -- Amending the Planning Code by adding Section 249.9 to establish the Alamo Square/Buena Vista North Special Use District and to allow, with Conditional Use authorization within the approximate boundaries of the area, hotels, inns or hostels as specified in Section 209.2(d) of the Planning Code, but with six or more guest rooms or suites, and such incidental commercial uses as receptions within generally residential neighborhoods. This proposed amendment was transmitted from the Board of Supervisors; determinate boundaries are to be set by separate language at a later date. (Board of Supervisors' File No. 81-90-2.)

Continued from Regular Meeting of December 6, 1990)

(TAPE: IB: #200-837)

(TAPE: IIA: #000-189)

Speakers: Britt Gladstone, Jay Turnbull, Dorrwin Jones, Willy Thomas, Grant Channel, Carl Swensen, Kimberly Gerber, Tim Sacket, Alix Captanian, Edward Gillian.

RECEIVED PUBLIC TESTIMONY

CONTINUED INDEFINITELY

VOTE: 5-0

ABSENT: COMMISSIONERS KARASICK & SEWELL

15. 90.598ETZ (McDONALD)

3400 - 16TH STREET, northwest corner with Church Street, Lots 8 and 9 in Assessor's Block 3558. A hearing on a proposed amendment to the City Planning Code and Zoning Maps to create a 16th and Church Streets Affordable Housing Special Use District which will permit construction of as many as 18 affordable dwelling units and allow an exception to rear yard requirements.

90.405EC

3400 - 16TH STREET, northwest corner with Church Street, Lots 8 and 9 in Assessor's Block 3558. A request for authorization of conditional use to permit a density bonus under California State Law (Government Code Sections 65915 and 65917) to allow construction of as many as 18 affordable dwelling units on a lot containing 9500 square feet of area in an RM-2 (Mixed Residential, Moderate Density) district with a 40-X height and bulk designation.

(TAPE: IIA: #190-835)

(TAPE: IIB: #000-833)

(TAPE: IIIA: #000-370)

Speakers: Larry McDonald, Dept presentation, Vincent Marsh, Landmarks Board, Joel Limpsky, Mayor's Office of Housing, Judy Peid, Catholic Charities, rep. of project sponsor, George Ivelitch, Abby Garfinally, Joyce Caffney, Mary Ann Dillon, Merna Margard, Nancy Russell, Queen Pedro Gafney, Susan Linneman, Don Hestor, Fredrick Hertz, Bob Lamonta, Donald Strough, Dianne McPhearson, Richard Stratton, Ellen Schapero, Alex Ingersoll, Randy Hayes, Andy Marandi, Don Merrell, Susan Sanford, Jay Davidson, Bill Tonnenbaum, Terry Ward, Georgett Gardinia, Jim Buckley.

ITEM 90.405EC continued

APPROVED TWO RESOLUTIONS

1. TEXT AMENDMENTS

MOTION #12096

2. MAP AMENDMENTS

MOTION #12097

INTENT TO APPROVE WITH CONDITIONS

THE CONDITIONAL USE - FINAL MOTION ON JANUARY 31, 1991

VOTE: 5-0

ABSENT: COMMISSIONERS KARASICK & SEWELL

PUBLIC HEARING CLOSED

16. 90.047ESP

(NISHIMURA)

1265 AND 1269 - 48TH AVENUE, west side between Lincoln Way and Irving Street, Lots 68 and 69 in Assessor's Block 1702 -- Request for authorization of Coastal Zone Permit to demolish a nonconforming warehouse and office building and then to construct a two-story over garage, two-unit residential building on Lot 68 which has a total parcel area of 3,000 square feet with 25 feet of street frontage and 120 feet of lot depth, and a two-story over garage, two-unit residential building on Lot 69 having a total parcel area of 3,000 square feet with 25 feet of street frontage and 120 feet of lot depth in an RH-2 House, Two-Family) District and within the Coastal Zone.

90.572D

1265 - 48TH AVENUE, west side between Lincoln Way and Irving Street, Lot 68 in Assessor's Block 1702 -- A request for Discretionary Review of Building Permit Application No. 9008607 for the proposal to construct a two-story over garage, two unit residential building on a 3,000 square foot lot with 120 feet of depth and 25 feet of width in an RH-2 (House, Two-Family) District and within the Coastal Zone. (Continued from Regular Meeting of December 6, 1990)

CONTINUED TO FEBRUARY 28, 1991

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

6:00 P.M.

17. 88.649C

(GREEN)

624 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 22 in Assessor's Block 2345-A - Request for authorization of Conditional Use to demolish an existing mixed use building containing a second floor dwelling unit within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building and to construct one of the following alternative projects: (a) two-story commercial building without any residential units; (b) three-story mixed use building containing ground floor commercial area, second floor office area, and one-third floor dwelling unit with no off-street parking provisions; or (c) three-story mixed use building containing ground floor commercial area, and two dwelling

ITEM 88.649C continued

units on the second and third floors with no off-street parking provisions. Alternative schemes (b) and (c) would also require Conditional Use authorization to reduce the residential off-street requirements. Lot 22 is approximately 2,400 square feet in size. (CONTINUED FROM REGULAR MEETING OF NOVEMBER 15, 1990)

CONTINUED TO FEBRUARY 14, 1991

VOTE: 5-0

ABSENT: COMMISSIONERS KARASICK & SEWELL

18. 89.138EC (GREEN)

4384 MISSION STREET, west side, between Theresa and Cotter Streets; Lot 4 in Assessor's Block 6798 -- Request for Conditional Use Authorization to allow demolition of an existing building containing a second floor dwelling unit within an NC-3 (Moderate Scale Neighborhood Commercial) District. The proposal is to demolish the existing two-story over garage building and to construct a three-story, mixed-use building containing approximately 250 square feet of ground floor commercial and four (4) off-street parking spaces at the ground level and four (4) dwelling units on the second and third floors on a lot approximately 3,800 square feet in size. (Continued from Regular Meeting of November 29, 1990)

NOTE: Cases 89.138EC and 89.138ECD will be heard together.

(TAPE: IIIA: #438-516)

APPROVED WITH CONDITIONS

VOTE: 5-0

MOTION #12098

ABSENT: COMMISSIONERS KARASICK & SEWELL

*ITEMS 18 & 19 HEARD TOGETHER

19. 89.138ECD (GREEN)

4380 MISSION STREET, west side, between Theresa and Cotter Streets; -- Commission initiated Discretionary Review of Building Permit Application No. 8904424, Lot 41 in Assessor's Block 6798 for the construction of a three-story, mixed use building on a lot with a single-story, vacant commercial building in an NC-3 (Moderate Neighborhood Commercial) District.

NOTE: Cases 89.138EC and 89.138ECD will be heard together.

NO D.R.

VOTE: 5-0

ABSENT: COMMISSIONERS KARASICK & SEWELL

20. 90.701C (GREEN)

1700 HAIGHT STREET, northwesterly corner at Cole Street; Lot 7 in Assessor's Block 1229 -- Request for Conditional Use Authorization to modify a previously approved project as authorized under City Planning Commission Motion No. 11148 to allow a single tenant over 2,500 square feet in size within the Haight Street Neighborhood Commercial District. The proposal is to alter the conditions of

ITEM 90.701C continued

approval as set forth in City Planning Commission Motion No. 11148 by 1) replacing the previously authorized tenant (Thrifty Jr. Drugstore) with a new tenant (Goodwill Industries), 2) modifying the amount and type of allowed signage, 3) reducing the hours of operation for the new tenant, and 4) reducing the number of separate sidewalk commercial tenant spaces from two to one.
(Continued from Regular Meeting of December 13, 1990)

(TAPE: IIIA: #550-834)

(TAPE: IIIB: #000-145)

Speakers: David Touter, rep. Project Sponsor, Dan Smith, Ardis Jerome, Pat Nathy, Jim Rhodes, Joe O'Donohue.

PUBLIC HEARING CLOSED

INTENT TO APPROVE WITH CONDITIONS

FINAL MOTION ON JANUARY 24, 1991

VOTE: 5-0

ABSENT: COMMISSIONERS KARASICK & SEWELL

21. 90.810C (GREEN)

567 GOLDEN GATE AVENUE -- south side between Polk Street and Van Ness Avenue; Lot 9 in Assessor's Block 766 -- Request for Conditional Use Authorization to establish a SMALL SELF SERVICE DELI operation in the Van Ness Avenue Special Use District. The proposal is to install a self service deli operation within an existing specialty retail store. The deli operation contains no seating and occupies approximately 425 square feet of the total 4,100 square feet store.

(TAPE: IIIA: #519-548)

APPROVED WITH CONDITIONS

VOTE: 5-0

MOTION #12099

ABSENT: COMMISSIONERS KARASICK & SEWELL

22. 90.654C (GREEN)

2715 GEARY BOULEVARD -- south side between Masonic and Wood Streets; Lot 36 in Assessor's Block 1092 -- Request for Conditional Use Authorization to establish an AUTOMOTIVE REPAIR SHOP as defined by Section 790.15 of the Planning Code within an NC-3 (Moderate Scale) Neighborhood Commercial District. The proposal is to install an auto repair shop within an existing one story building with outdoor off-street parking. The total shop area will be approximately 2,635 square feet and the shop will focus on minor repairs such as engine tune-up, oil change and brake service.

(TAPE: IIIB: #150-458)

Speakers: Aberhan Darwish, Richard Hale, George Livargus, Gilbert Lee, Edith McMillian.

APPROVED WITH CONDITIONS

VOTE: 4-0

MOTION #13000

ABSENT: COMMISSIONERS BOLDRIDGE, KARASICK & SEWELL

Adjourned: 8:52 p.m.

CPC:634

SF
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1/24/91
SPECIAL

CITY PLANNING COMMISSION
SUMMARY
SPECIAL JOINT MEETING
OF THE
ARTS COMMISSION AND PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
JANUARY 24, 1991
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

FEB 11 1991

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ROLL CALL: Planning Commissioners: Bierman, Boldridge,
Hu, Morales and Nothenberg

Arts Commissioners: Boas, Eichelbaum, LaRocca, Mesa-
Bains, Okamoto, Phillips, Rosekrans and Sklar

Planning Commission President James Morales stated that the purpose of the meeting was to hear comments from the staff and public on a proposed Arts Policy for San Francisco. Arts Commission President Barbara Sklar thanked all who were present and relayed the Arts Commission's appreciation for everyone's participation.

Arts Commissioner Rai Okamoto was introduced as the Chair of the day's hearing. He expressed appreciation for the Planning Department's involvement in the drafting of the proposed arts policies, recognizing George Williams and Paul Lord in particular. He stated that the planning process involved many participants from the public, and conventional procedure was being followed for adopting the policy into the City's Master Plan. Commissioner Okamoto invited the audience to make their comments and criticisms and that the commissioners would try to hear all who wished to speak. He then introduced Leah Forbes, Project Director, to relay a summary of the Plan.

Leah Forbes gave a brief summary of the State-Local Partnership Program, which she directs for the Arts Commission, noting that the partnership relates to the California Arts Council. Beginning in 1980 the state agency stimulated arts planning in every county. That support, which aided a near-decade's work of needs assessments by the Arts Commission and its Advisory Task Force, was responsible for bringing the planning to its current stage. Ms. Forbes outlined the structure of the draft under discussion, citing six major goals under which various objectives, policies and implementing actions were being recommended. She provided a summary of written comments received prior to the day's hearing.

GOAL I: SUPPORT AND NURTURE THE ARTS THROUGH CITY LEADERSHIP

Ms. Forbes noted that there were three objectives under this goal, the first having to do with recognizing the arts as necessary to the quality of life for all segments of San Francisco. Policies under this objective had to do with access to cultural resources and to the creative process, increased public awareness of arts programs and services and the promotion of artistic considerations in local decision-making. Under Objective B, which was to "Increase the contribution of the arts to the economy of San Francisco," a comment was offered by Richard Wiederhorn of the Port of San Francisco that the Arts Commission consider funding positions in other departments (i.e., Planning, Redevelopment, the Port) to aid in incorporating art projects into the organization's work programs.

Under Objective C, "Maintain and strengthen the Arts Commission so that it can better serve the public and city government through arts policy coordination, planning and programming," Ms. Forbes informed the commissioners that there was disappointment among members of the arts community that a stronger and more defined role for the Arts Commission was not articulated. She noted that the Commission was in the process of determining an agency plan, which was explained in a letter distributed with the August, 1990 draft.

GOAL II: RECOGNIZE THE BREADTH OF THE CULTURAL EXPRESSIONS OF ART IN SAN FRANCISCO AND ASSURE THE SUSTENANCE OF THAT DIVERSITY.

There was a comment under this goal by James Peppard of Pleasure Endeavors to add the word "elderly" to the list of constituents to benefit from a potential affirmative action funding program.

GOAL III: RECOGNIZE AND SUPPORT INDIVIDUAL ARTISTS AND ARTS ORGANIZATIONS, A COMBINATION THAT IS VITAL TO A THRIVING ARTS ENVIRONMENT

Ms. Forbes read an excerpt from comments by Senator Marks wherein the Senator strongly supported the policy of protecting and assisting in the creation of artists' live/work spaces. He suggested that language be added so that Rent Stabilization Board actions do not inadvertently limit the number of live/work units. The Senator also supported the concept of a

revolving loan fund for live/work spaces, noting the importance of such a fund to increase live/work units and their affordability.

Another comment under Goal III related to the Policy on including the literary and media arts in any and all definitions of art and artists. Howard Junker, publisher of ZYZZYVA, wrote that publishers, presenters or readings and lectures and distributors and booksellers should be included in the implementing actions.

Ms. Forbes recommended that additional language from Deborah Small of the Fine Arts Museums for Objective B, "Strengthen the contribution of arts organizations to the creative life and vitality of San Francisco," be incorporated. The additional policies were to a) assist in the improvement of arts organizations' facilities and access, in order to enhance the quality and quantity of arts offerings; b) recognize that arts organizations are representative of the City's diversity, creativity and vitality; and c) strengthen the leadership, personnel, governance and structure of arts organizations.

GOAL IV: INCREASE OPPORTUNITIES FOR QUALITY ARTS EDUCATION

Senator Marks' comments were again referred to, in which he commended the Recreation and Park Department and the museums for their arts education programs and urged that other City agencies also develop arts education programs. He cautioned that senior and other neighborhood centers should not be overlooked as providers of arts education.

GOAL V: INCREASE FUNDING SUPPORT FOR THE ARTS IN SAN FRANCISCO

Under Objective A, "Insure that city funding supports the delivery of services to the broadest possible spectrum of the community," Ms. Forbes stated that Marshall Weber of Artists Television Access recommended that a policy be included specifying that the Hotel Tax Fund reward funds on the basis of peer panels, a model used by federal, state and many other municipal agencies throughout the United States. He also advised that funding to all neighborhood centers be increased.

There was a comment on Policy 1, "Provide the greatest possible public input into considerations regarding arts funding." Harry Parker of the Fine Arts Museums stated that an advisory panel to make annual recommendations on City arts funding duplicates the budget process already

the responsibility of the Mayor's Office, the Board of Supervisors and its Finance Committee.

Under Objective B, "Secure new sources of revenue for the arts, Richard Reineccius of the Julian Theatre advised adding that a regranting program by the Arts Commission be considered, to conform with the new guidelines and possibilities of funding from the California Arts Council's State-Local Partnership Program, and with additional funding from City and private sources.

Richard Wiederhorn's comment on the policy to establish and coordinate citywide development fees to be used to support the arts was to add an alternative to fees, such as in-kind trades, provision of space or display areas in new projects. Ms. Forbes stated that staff recommends such an alternative be incorporated in the policy, since many legal and economic issues relating to a monetary assessment have yet to be resolved (i.e., AB1600). She also informed the commissioners that insurance issues were of great concern among arts organizations. Recommendations to waive insurance requirements by the City were deemed ill-advised by the City Attorney's office.

GOAL VI: ENHANCE, DEVELOP, AND PROTECT THE PHYSICAL ENVIRONMENT OF THE ARTS IN SAN FRANCISCO

Another comment by Richard Reineccius was that the neighborhood cultural centers plan, adopted by the Arts Commission after its public hearings in 1973 to 1975, should be completed. An evaluation of further needs of the City's neighborhood populations should be undertaken in 1990-91, to establish additional city-owned cultural centers, or make agreements with community non-profit organizations to provide such facilities and services. ... Expand Community Development funds to improve and maintain cultural facilities operated by non-profit arts organizations.

Ms. Forbes noted that Marshall Weber wondered whatever happened to proposals to open resident-run cultural centers in public housing projects.

Ms. Forbes stated that policies on the future use of the Presidio needed to be modified to comply with the National Park Services guidelines for the area.

Richard Wiederhorn commented on Policy 7, "Encourage the use of available and existing Port facilities by artists and arts organizations." He felt that a more generic policy might be appropriate so that other agencies that have active construction programs would be included. He also advised that a

term with broader implications than "arts space" might be needed if the Port was to fulfill some of the goals in the Plan and at the same time fulfill policy directives from state agencies.

M. Elizabeth Martin of San Francisco Beautiful recommended that a new objective might be added: "Strive for the highest standards of architecture, landscape architecture and urban design in any new or adapted public structure." She also commented that the percentage of money available for art might be best spent on new art-related building or landscape feature, as occurred in Los Angeles with the choice of building the Museum of Contemporary Art.

Arts Commissioner Stanley Eichelbaum asked Ms. Forbes what the controversy over peer panel review was all about. She responded that some organizations felt they couldn't rely on a stable funding base for operating expenses with a peer panel process. Decisions could fluctuate depending on the make-up of the panel. There was simply no consensus on the issue, with a seemingly even split pro and con in the arts community.

Commissioner Okamoto acknowledged the presence of Dean Macris, Director of the Department of City Planning and then invited representatives of any City departments to testify. Subsequent speakers were called from cards submitted to Chairman Okamoto.

[What follows is a summary of remarks made by speakers on the Proposed Arts Policy for the City and County of San Francisco, Draft for Citizen Review, August 1990. Copies of typed testimony provided by the speakers is available at the Arts Commission and the Department of City Planning.]

CITY DEPARTMENT TESTIMONY

Harry Parker, Fine Arts Museums of San Francisco – A sense of inclusiveness and balance is critical to a policy statement like this. Initially, the major organizations were not significant contributors to the Plan. They only become involved after the second draft was completed. Attention of the Planning Commission should be directed to Policy 2 in Deborah Small's letter to Ms. Forbes, which states, "Assist in the improvement of arts organizations' facilities and access, in order to enhance the quality and quantity of arts offerings." Implementing Action #2 was not covered in Ms. Forbes summary, and it is as follows: "Consider funding organizational needs in addition to seismic and disabled access codes in future bond issues, similar to the consideration given libraries and parks." On another point, the issue of equity in the Introduction [point #9 in

the rationale for the Plan on p. a.] is confusing. If the point concerns the distribution of funds among arts organizations, then it should be made clear that funds need to be increased rather than reallocated. The Arts Policy Plan is much improved. Another draft is needed before a final opinion can be expressed.

PUBLIC TESTIMONY

James Kjorvestad, South of Market Cultural Center - In reference to Goal VI, the support and continued development of arts spaces is essential to the well being of the neighborhoods. We urge your continued support for provisions to ensure the rehabilitation and operation of neighborhood arts facilities. Multi-year funding and multi-year agreements for their operation needs to be developed for cultural centers. The city needs to acknowledge the community non-profit boards that run the centers. Those boards and centers want an effective working relationship with the Arts Commission that combines the City's ability to offer help and support with the ability of the neighborhood nonprofits to identify and reflect the needs of our residents and citizens.

Meg Madden, State-Local Advisory Task Force to the San Francisco Arts Commission - Support staff recommendations on next steps for amendments and implementation of the Plan. Planning is essential for identifying resources in a time of scarcity. Forge a marriage bond between the Hotel Tax Fund and the Arts Commission and create a forum for large and small arts institutions to begin to seriously cooperate. Partnerships with the Redevelopment Agency, the School District and other government bodies that have major impact on the arts is also needed. End the turf wars and begin collaborations. Provide leadership in this endeavor.

Susan Herron Sibbitt, San Francisco PTA - The state of arts education is of great concern. The San Francisco Unified School District has lost staff and programs at every grade level. I support the Arts Policy Plan and feel it is just the beginning. Arts education must be addressed as a priority. Both the school district and the Arts Commission must work together to provide coordination between the school district administrations, the classrooms and the arts community. Spell out who will be responsible for each of the policies on Goal IV. Additional committees are not needed. The San Francisco Ed Fund is a fantastic resource but can't provide assessment and evaluation.

At this juncture, Chairman Okamoto asked that other speakers address what they believe are priorities in the Plan.

James Peppard, Pleasure Endeavors - My concern is that elder artists are not designated as a specific focus for funding support. This population, with vast experience and much to offer through artistic creations, has a serious need and desire to participate in the arts community. Please include them in the implementing action which states, "An affirmative action funding program which would significantly increase funding to multicultural, gay lesbian and women artists and arts organizations by 1995 should be established." [p. 12 of the draft] A statement should be added at the end of that section regarding a focus of service to the underserved constituency of elder artists in San Francisco. The majority of seniors can't make it to hearings like this.

Howard Junker, Editor, ZYZZYVA - On page 18 of the draft, under Policy 5, there is a statement that the City of San Francisco has a tradition of supporting the visual and performing arts, but has offered no formal recognition or support of the literary arts." This is shameful and tragic. I offer three suggestions:

- 1) Fill the designated literary chair of the Arts Commission with someone interested in the literary life.
- 2) Grants for the Arts should include funding of literary activities.
- 3) Provide better support to the Library system, especially the branches, for the enhancement of its programs.

San Francisco is the largest book-selling city in the country. The city needs to pay attention to the literary community. Writers and readers participate in a solitary function but literature does have a constituency.

Catherine Conway, Jazz in the City and Footwork - The current climate for arts support puts organizations into an emergency situation. Whether or not it is eventually decided to administer Grants for the Arts funds by the use of peer panels, I recommend that any changes be made slowly, with a maximum amount of input from artists and arts organizations. The current climate is making the stability of arts funding very questionable. Any changes in the procedure for Grants for the Arts should be made in light of the overwhelming need for stability in arts funding.

Judy Ghidinelli and Pat Barr, Lavender Arts Alliance - We represent approximately 1200 performing artists in the lesbian/gay community. We agree there is a critical need for a coherent and appropriate arts policy for San Francisco, and we want to bring to the Commissioners attention the

necessity to address a more diverse public in several goal, policy and action areas. Certain areas of the Plan need to reflect more clearly the inclusion of special constituency groups (we trust that the framers of the document will adjust the language as they see fit.)

1. On page 9, we applaud the framers of this document for including lesbian and gay people as one of many important cultural communities to be represented as equals in the decision-making process.

2. On page 10 the phrase "lesbian and gay people" should be added in the first sentence of the Background Statement. Immediately after the words "... the young and the aged ...".

3. Page 12 - Policy 3: Support for Organizations/Developing Institutions Which Reflect Diverse Cultural Traditions, Implementing actions items #1, 2, and 4 should be re-written in such a way as to make it absolutely clear that the phrases "culturally diverse" and "cultural diversity" includes the following citizens: people with disabilities, children and youth, seniors, and lesbians and gay people.

4. Page 13 - Part of Objective C: City Arts Education Shall Reflect the Cultural Diversity ... Implementing Action #1 should have a 2nd sentence written as follows: "Care needs to be taken to include people with disabilities, children and youth, seniors, and lesbians and gay people in the selection process".

[Further suggestions regarding the inclusivity of the constituencies mentioned above were submitted in writing as part of the day's testimony.]

William O. Barrett, San Francisco Art Institute - I support the need for a coordinated and future-looking plan for the City, including such concepts as expanding affordable housing through artist live/work spaces and more centralized planning. The document is overly long and complex, however, since it combines both policy statements and strategic actions, broad hopes and specific steps. It is difficult to form a valid conclusion on the Plan at this time, since validity testing and factual back-up seem missing. There needs to be a way for the Commission to sort out and evaluate all the competing wants. There also seems to be fierce competition for very limited resources. If a way can be found to shed light on the realities of the City and form consensus about City needs, there may be a chance for most groups to say they got some of what they wanted and most of what they needed.

Adrienne Fuzee, San Francisco Arts Commission Gallery - My perspective is that as the President of the Advisory Board for the Gallery. The plight of this Arts Commission program is referred to on p. 16 of the

Issues Report. The Gallery is not an alternative or commercial gallery. It creates tremendous exhibition opportunities for emerging and local artists. It needs to be included in Goal VI in terms of expanding its presence in the community and becoming a municipal gallery in a fuller sense. It plays a strong role in recognizing and supporting individual artists, and, as an organization, needs the support stated in Goal III, Objective B, "Strengthen the contribution of arts organizations to the creative life and vitality of San Francisco."

Bill Weiss, California Lawyers for the Arts - The San Francisco Arts Policy Plan has come a long way. Priorities need to be set and given emphasis. In reference to Goal III, Objective A, "Enhance the contribution of artists to the creative life and vitality of San Francisco," funding sources need to be identified and payment plans designed. Live/work space development should be promoted. Support of arts service organizations under Goal V will enable those agencies to operate through a variety of channels to accomplish their work.

Marshall Weber, Artist Television Access - Many people in planning meetings remarked about the inherent elitism in Hotel Tax Fund as being responsible for mismanagement. The fractured and incoherent relationship of the Arts Commission, the Fine Arts Museums, the Hotel Tax Fund and other City departments is responsible for the lack of any popular and responsive coordinating cultural administration. There is no proposal to revamp the Hotel Tax or the Arts Commission. Input from the focus groups was ignored by the City. Peer panel review was not stated in the Plan as brought out by focus groups. The language in the Plan is abstract and timid. There is no mention of resident-run art centers in public housing projects. The inability to develop creative talent in the neighborhoods of San Francisco spells disaster for the city's cultural enterprise. Not caring for our African-American, Latino and Asian American artists and organizations leaves the City with no developed cultural identity to showcase and exploit..

Edith McMillan, Private Citizen - Art is necessary for the quality of life and is not supposed to detract from it. In reference to Objective B on p. 43, "Increase opportunities for public art throughout the City," It is important that there be representative participation on decision making boards. Input, comments and genuine disapproval from "ordinary citizens" should be taken into consideration. There needs to be coordination between the Planning Department and the Arts Commission on the placement of art in the Downtown Plan. Developers should be encouraged to place art on their own premises and not away from them. It seems that artists have full control over artwork and its placement - forever and ever - regardless of

the fact that not all the citizens of San Francisco may be delighted with its content and placement.

Jeff Nathanson, Open Studios of San Francisco - We support the undertaking of the Arts Policy Plan. Implementation needs to be addressed in concrete terms. We recommend that language be added to Goal I, Objective C which specifies that the Arts Commission be empowered as a department of cultural affairs with the budget and power needed to effectively implement and administrate the Plan. The Plan should provide for the establishment of a municipal exhibition space large enough to show works of local artists, traveling exhibitions of merit, and shows by community arts groups. Currently there are not nearly enough exhibition spaces to play host to the many artists and organizations who deserve to be shown.

The City should develop an art center with meeting rooms and lecture facilities free of low cost for art groups not able to rent space at market rate.

Adopt language which would form collaborations and partnerships with existing programs, so that they may be supported and strengthened, not duplicated. Adopt a policy to develop a selection procedure for such collaborations with organizations whose programs directly relate to the Plan's goals and objectives.

Ricky Graham and Ace Washington, Western Addition Project Area Committee (WAPAC) - Western Addition needs art. WAPAC has an arts and education department and serves four housing complexes in Western Addition, but there is no sufficient program for youth. We applaud the Plan and urge that there be an innovative move for funding. Recognize our plight and understand our endeavor.

Western Addition Cultural Center has been instrumental in support of dramatic documentary, "Fill-no-more." WAPAC wants to see program support from the Mayor's Office of Economic and Community Development, the Housing Authority-which needs art- and the Redevelopment Agency. Commend Channel 25 in the Plan and recommend support for the producers. Support the Plan. Support the Western Addition Cultural Center. Adopt some of these programs.

Jeff Jones, Arts Consultant - There are three major problems not resolved by the Plan: 1) Disparate funding of the arts by the City, including the lack of a public allocation process and institutionalized discrimination; 2) No plan for coordinating the policies and programs of various bureaucracies - 23 City Departments with varying purviews; and

3) No language that gives authority to implement policies. Funding decisions are conducted behind closed doors. Offering an ombudsperson within the Arts Commission to assist artists with bureaucratic issues does nothing toward resolving the lack of coordination among City Departments. The Arts Democratic Club voted to support peer panel review processes. There is no basis to state that there is an even split in the arts community over peer panel review.

Charles Chip McNeal, Artist, San Francisco Ballet Association - The Plan began on a grassroots level. It was not possible to include all the ideas expressed. The Plan is a basis upon which to build. In reference to Goal IV on arts education, human resources development and staff training are key. There is a need to train artists and ensure the inclusion of artists of color. Artists are an important resource in the community and schools.

Beau Takahara, George Coates Performing Works - In reference to the policy on p. 7, "Enhance the legal powers and broaden the responsibilities of the Arts Commission to better enable it to be responsive to the changing needs of the entire arts community," - would broadening the Arts Commission enable it to be more responsive? Or would increased centralization eliminate opportunities, venues and platforms for artists and arts organizations? Aside from administrative ease, would the heightened centralized bureaucracy endanger in the end the creative expression of artists and arts organizations? Would there be only one source of support? The issue should be seriously considered before the proposed direction is sanctioned.

Ann Dabovich, San Francisco Symphony - I applaud the efforts of the Arts Commission and staff. All goals are worthy and admirable. There is little information on 1) Who is responsible for implementation? 2) Where are the resources? 3) What are the costs? The mixture of policies and strategic steps is cumbersome.

Kim Fowler, Arts Administrator - The Plan is a philosophical statement rather than a plan for implementation. Peer panel review can have a negative impact on an applying organization in that personalities affect choices. The make-up of the panel tends to change the evaluation each time, regardless of any change or lack of change in the applicant organization.

Benny Ambush, American Conservatory Theatre - San Francisco can find a useful correlation in the City of Oakland's peer panel review process. Investigate their process from all levels: city staff, panelists,

organizations and individual artists who have received grants and those who have not received grants. There is a more direct correlation between Oakland and San Francisco than with the California Arts Council and the NEA.

COMMISSIONER COMMENTS

Sue Bierman: The Arts Policy Plan places the arts in an equal position with commerce, industry, recreation and parks - the other areas that the Planning Commission is concerned with. It gives us an understanding of the problems facing the arts in the City.

James Morales: There are various sections in the draft which I have marked with questions or comments.

Page 2, "The creation of artist facilities, according to community need, throughout the City should be supported through inclusion in the Community Facilities Element of the City's Master Plan." What is the process for evaluating the community need?

Page 17, "Artists live/work spaces should be defined in the Residence Element of the Master Plan as one type of 'affordable housing.'" - Is the intent for all types of live/work spaces, only arts spaces, or primarily for low-income people? Make it clear that live/work could be considered affordable housing if targeted for low-income people.

Page 28, "The development of new funding opportunities should include providing support to arts service organizations which provide promotional, educational and technical assistance for the arts." - A precise definition of these organizations is needed.

Page 29, "Establish and coordinate citywide development fees to be used to support the arts." - This policy needs to be part of a larger discussion on development fees overall. The "nexus" issue has not been resolved.

Page 31, "Reduce or eliminate, whenever possible, City-imposed costs associated with producing the arts by non-profit organizations and educational institutions." - The background paragraph refers to costs associated with code compliance. What types of codes are these?

Page 36, "A review of the City Building Code as to its definitions and compliance sections for artists spaces should be established." The definition of artists spaces is very broad. A more precise definition is needed.

Page 36, "Consider a permit expediting the process whereby artists and non-profit arts organizations can receive approval or disapproval of permits within 30 days of application." - Application response time is lengthy because of increasing public review. A particularized priority where funding is critical might be a better policy.

GENERAL DISCUSSION

Commissioner Morales then stated that he was sympathetic to the need for some sort of centralized arts agency to review policies and coordinate the delivery of services. *An ombudsman position may not be sufficient.* He was also willing to look at revamping the Hotel Tax Fund if that was necessary. That could be a possibility for the next draft of the Plan. President Morales stated that there needed to be a clarification of which issues the Planning Commission were to consider and which issues more specifically fall to the Arts Commission.

Commissioner Rai Okamoto stated that the day's comments and input will be incorporated in the next step. He agreed with President Morales that there was a need to formulate how the various issues would be attended to by each Commission. The fact that the document is now a mixture of policy and actions is somewhat problematic. In proceeding traditionally, another draft would be needed before a final "document for adoption" was produced.

Commissioner Barbara Sklar stated that there were some legal issues that needed clarification, more specific definitions required, as well as a need for more inclusionary language. She noted the representation of various constituencies at the hearing and indicated the Arts Commission would respond to the testimony presented.

Commissioner Amalia Mesa-Bains observed that the hearing had served a dual function. The Arts Commission was rethinking its role and reflecting on the shift in resources and population. The issues of race, class and gender did affect the decision-making process. Commissioner Mesa-Bains felt there might be a need for some articulating body for the 23 other City Departments having arts programs and policies. She noted the Arts Commission was in the process of updating the percent for art program, since the legislation was somewhat antiquated. There was a need to look at other ways to negotiate funds, such as with Housing and Social Services.

Commissioner Rudy Nothenberg stated that another draft was necessary. He advised that staff should go through the Plan and list what it would take to implement the various policies. The Chief Administrator's Office had commented, by letters, on the document. Some of the ideas were adopted, and some were not. The document does not respect existing funding sources and the purposes of those sources. Commissioner Nothenberg felt the Hotel Tax Fund was fairly administered. The creation of yet another city agency was not seen as necessary.

Commissioner Stanley Eichelbaum stated that the Plan was a bit vague and there needed to be concrete recommendations and suggestions for implementation to make it work.

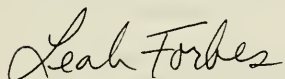
Commissioner Nancy Boas thanked the audience for their comments on the Plan generally and on specific details. She wondered how much the Commission should attempt in the Plan, with all of its jurisdictional issues and questions of implementation.

Commissioner Rai Okamoto said the Plan straddled the fence between policy and implementation. The Master Plan was more discreetly a policy document, with the zoning code spelling out implementation. The Master Plan also contained generalities on what ought to be and what could be. He called upon the Planning Department for guidance.

Commissioner Rudy Nothenberg cautioned that arts organizations could be adversely affected by vagueness of an arts element in the Master Plan, a document that some had found to be already vague.

There being no further comments, Commissioner Barbara Sklar adjourned this section of the meeting at approximately 3:45 p.m.

Respectfully submitted by



Leah Forbes, Project Director
Arts Policy Plan Project



Jean Lee Wong, Project Assistant

SF
C55
#21
1/28/91

S U M M A R Y
OF THE
— SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
MONDAY
JANUARY 28, 1991
ROOM 2-C, CITY HALL BASEMENT
4:00 P.M.

DOCUMENTS DEPT.

DEC 12 1991
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boldridge, Engmann, Hu, Morales and Karasick.

ABSENT: Commissioner Sewell.

4:33 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HU AT 4:33 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Alec Bash and Linda Avery - Administrative Secretary.

A. SPECIAL CALENDAR

1. 86.505EMTZ (BASH)
MISSION BAY AREA, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street; Assessor's Blocks 3795-3798, 3804-3806, 3809, 3810, 3813, 3819, 3822, 3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942, and 3944; Lot 2 in Block 3940; portion of Block 3941 westerly of China Basin Street; Lot 6 in Block 3943; Lot 1 in Block 3948; and portion of Block 9900 along China Basin Street.

The Mission Bay development proposal includes 8,270 housing units (3,000 affordable), 4.8 million square feet of office, 900,000 square feet of commercial/ light industrial, 750,000 square feet of retail, a 500-room, 400,000 square feet hotel, fire and police stations, recreation and cultural centers, a school, a Public Utilities Commission MUNI Metro storage, maintenance and administrative facility, a public facilities site, and about 68 acres of publicly-accessible open space and parks.

The issues discussed in this meeting shall be limited to considering ways to address in the Mission Bay Development Agreement, or otherwise, the following four issues:

Maintenance of Effort. Confirmation of the City's intent to fund the Mission Bay Housing Program from funding sources that are separate from and in addition to existing locally programmed affordable housing funds available to other city housing programs and neighborhoods at this time.

Funding Mechanism for Affordable Housing. Exploration of text changes in the Development Agreement that would further refine the City's financial plan for funding the City's share of affordable housing using revenue bonds in the early years of the Mission Bay Project to fund affordable housing in Mission Bay, the source of funding to retire these revenue bonds with the tax increment from Mission Bay.

Linkage of Office Approvals to Availability of Subsidies for Affordable Housing. Exploration of text changes in the Development Agreement to establish mechanisms that make provision of City subsidies for required affordable housing a prerequisite to development of the third office building, with demonstrating sufficiency of funding approximately every five years, or for every million square feet of office development, a prerequisite for further approvals of office permits.

Additional Housing Units. Exploration of the possibility of development of up to 250 additional units of affordable housing at Mission Bay that would be subsidized to the same levels of affordability as provided for in the current program, with priority given to exploring additional units on site at such locations as parking garage sites and other non-residential sites as well as air rights development over other non-residential uses.

(TAPE: IA: #000-527)

PUBLIC COMMENT RECEIVED

Speakers: Calvin Welsh, Dennard Queen, John Bardis, Marshu Rosen, Jeneffer Spanger, Jim Augustino.

CONTINUED TO FEBRUARY 4, 1991

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

B. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the time allotted for total testimony by all members of the public.

Adjourned: 5:20 p.m.

CPC:637

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#21
1/31/91

S U M M A R Y
OF THE
ADDENDUM

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 31, 1991
ROOM 282, CITY HALL

DOCUMENTS DEPT.

DEC 1 2 1991

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boldridge, Hu, Morales, Karasick and Sewell.

ABSENT: Commissioner Engmann.

1:30 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HU AT 1:30 P.M.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Steve Shotland and Linda Avery - Administrative Secretary.

A. ITEMS TO BE CONTINUED

- 5a. 90.825ET (SHOTLAND)
Amending the Planning Code by amending Section 139 to provide for an annual adjustment to the required Downtown Park Fee.
(Proposed to be continued to February 7, 1991.)

CONTINUED TO FEBRUARY 7, 1991
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

CPC:639

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 31, 1991
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Boldridge, Hu, Morales, Karasick, Sewell and Engmann.

1:53 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HU AT 1:53 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin - Deputy Director of Planning, Dave Feltham, Larry McDonald, Mike Berkowitz, Jim Nixon, Gerald Green, Martha Kessler, Larry Badiner, Vincent Marsh, Inge Horton, Steve Shotland and Linda Avery - Administrative Secretary.

A. ITEMS TO BE CONTINUED

1. 89.528E (ROGERS)
ARKANSAS STREET (WESTSIDE) BETWEEN 18TH AND 19TH STREETS, Appeal of a Preliminary Negative Declaration Lot 1 in Assessor's Block 4034: The project would construct 94 housing units; 64 flats in 11 buildings ranging in heights from two to three stories over parking/commercial, 29 units of artist live-work housing over parking, one townhouse. (Proposed for continuance to February 7, 1991)

CONTINUED TO FEBRUARY 7, 1991
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

2. 90.192ZE (GALLAGHER)
BURLWOOD/CRESTA VISTA - Appeal of a Preliminary Negative Declaration on a proposed rezoning from RH-1(D) to RH-1 of all 15 lots in Assessor's Block 3005, bounded by Burlwood Drive, Bella Vista Way, Cresta Vista Drive and Lulu Alley; the proposed re-subdivision of ten of the lots (#5-12, #14 and #15) into 19 lots; and the construction of nine single-family dwellings. (Continued from Regular Meeting of November 29, 1990) (Proposed for continuance to February 7, 1991)

CONTINUED TO FEBRUARY 7, 1991
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

3. 88.729PD (GALLAGHER)
1547-1563 - 48TH AVENUE, west side between Kirkham and Lawton Streets
- Application for a Coastal Zone Permit under City Planning Code
Section 330 and Commission initiated discretionary review on the
construction of five residential buildings with three units each
after demolition of a skating rink.
(Continued from Regular Meeting of January 10, 1991)
(Proposed for continuance to February 14, 1991)

CONTINUED TO FEBRUARY 14, 1991

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

4. 90.041EC (GREEN)
5440-5454 MISSION STREET, north side between Foote and Ottawa
Avenues; Lot 1A & 4, in Assessor's Block 7044A -- Request for
Conditional Use authorization to expand an existing Large Fast Food
Restaurant (as defined by Section 790.90 of the Planning Code) and to
develop a lot in excess of 10,000 square feet in area within an NC-2
(Small-Scale) Neighborhood Commercial District. The proposal is to
expand the existing dining area of the restaurant increasing the
total gross floor area from approximately 1,247 square feet to
approximately 1,957 square feet and expanding the existing parking by
creating a new parking lot on 5440 Mission Street (Lot 1A) adjacent
to 5454 Mission Street. The amount of parking will increase from 21
spaces to 36 spaces, and the expanded restaurant including parking
will now occupy a total site area of approximately 26,199 square feet.
(Continued from Regular Meeting of November 29, 1990)
(Proposed to be continued indefinitely)

CONTINUED INDEFINITELY

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

5. INFORMATIONAL PRESENTATION -- "A Context Statement and
Architectural/Historical Survey of Unreinforced Masonry Building (UMB)
Construction in San Francisco From 1850 to 1940" submitted by the
Landmarks Preservation Advisory Board in November, 1990 to the State
Office of Historic Preservation. This project was funded in part,
through a National Historic Preservation Fund Grant No. 66-89-40107.
(Continued from Regular Meeting of January 17, 1991)
(Proposed for Continuance to February 7, 1991)

CONTINUED TO FEBRUARY 7, 1991

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public

PUBLIC COMMENT continued

were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

(TAPE: IA: #055-085)

Speaker: Fredrick Heartz
re: 3400 16th Street

Speaker: Virginia Conway
re: Request department to produce list of
residential buildings under construction
once or twice a year.

C. COMMISSIONERS' QUESTIONS AND MATTERS

None

D. DIRECTOR'S REPORT

6. TMA 1990 Activities & Status Report (FELTHAM)
Presentation by Transportation Management Association of San Francisco (TMA) regarding 1990 activities and Status Report, and consideration of a Resolution reendorsing the TMA as a central agency for Transportation Management Programs in the downtown and approving a new TMA Work Program.
(Continued from Regular Meeting of January 24, 1991.)

(TAPE: IA: #087-140)

APPROVED, RESOLUTION #13003
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSED

7. 90.405EC (McDONALD)
3400 - 16TH STREET, northwest corner with Church Street, Lots 8 and 9 in Assessor's Block 3558. A request for authorization of conditional use to permit a density bonus under California State Law (Government Code Sections 65915 and 65917) to allow construction of as many as 18 affordable dwelling units on a lot containing 9500 square feet of area in an RM-2 (Mixed Residential, Moderate Density) district with a 40-X height and bulk designation.
(Continued from Regular Meeting of January 17, 1991)
NOTE: ON JANUARY 17, 1991, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0 WITH COMMISSIONERS KARASICK AND SEWELL ABSENT.

(TAP: IA: #142-265)

Speaker: Fredrick Heartz
APPROVED WITH CONDITIONS
MOTION #13004
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0



8. 90.349D (BERKOWITZ)

137 NEWMAN STREET, north side between Andover and Bennington Streets, Lot 11 in Assessor's Block 5708 - Discretionary Review of Building Permit Application No. 9007418 for the CONSTRUCTION OF A NEW GARAGE, THE ADDITION OF A GROUND FLOOR APARTMENT AND REMODELING OF STAIRS AND DECK in an RH-2 (House, Two-Family) district.

(Continued from regular meeting of January 10, 1991)

NOTE: ON OCTOBER 25, 1990 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0; COMMISSIONER ENGMANN ABSENT.

CONTINUED TO FEBRUARY 28, 1991

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

9. 90.312ECK (NIXON)

900 VAN NESS AVENUE, north east corner of Ellis Street; Lot 11 in Assessor's Block 718--Request for authorization of Conditional Use to construct a building exceeding a height of 40 feet in a residential district. The proposal is to construct a mixed use building containing four floors of residential (17 units), one floor of retail (4,324 square feet), and one floor of below grade level parking (17 spaces). The project is in an RC-4, 130-V Height and Bulk District within the Van Ness Special Use District.

(Continued from Regular Meeting of January 24, 1991)

NOTE: ON JANUARY 24, 1991 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0; COMMISSIONERS ENGMANN AND SEWELL ABSENT.

CONTINUED INDEFINITELY

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

10. 89.126ECS (GREEN)

BAYSHORE BLVD. & HESTER AVENUE (BAYSIDE MOTOR INN), northeast corner of Bayshore Boulevard and Hester Avenue, and south and adjacent to 2011 Bayshore Boulevard. (Bayside Motor Inn); Lots 12, 13, 14 and 15, in Assessor's Block 5054A -- Request for Conditional Use Authorization to develop the existing lots as a PLANNED UNIT DEVELOPMENT within an NC-S (Neighborhood Commercial Shopping Center) District. The proposal is to construct 40 buildings containing a maximum of 80 dwelling units on a site approximately 1.99 acres (86,713.21 square feet) in size. The project also proposes construction of a new private road to serve 22 of the 40 buildings. The proposed planned unit development requires exceptions to the City Planning Code for: a) minimum lot size, b) usable open space, and c) rear yard setbacks. The application also includes a subdivision request to create 40 lots, one for each new building. Also, the project potentially involves reclassification of the existing zoning of the project site.

(Continued from Regular Meeting of January 24, 1991.)

NOTE: ON JANUARY 24, 1991 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0; COMMISSIONERS ENGMANN AND SEWELL ABSENT.

ITEM 89.126ECS continued

(TAPE: IA: #267-438)

Speaker: Kirk Miller
APPROVED WITH CONDITIONS
MOTION #13005
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

F. REGULAR CALENDAR

11. (EDELIN/KESSLER)

Department proposed Work Program and Budget for FY 1991-92.

(TAPE: IA: #440-835)

(TAPE: IB: #000-201)

Speakers: Dennart Queen, Lois Scott, MPA, John Bardis, Joe O'Donohue.
CONTINUED TO FEBRUARY 7, 1991

VOTE: 7-0

12. (KESSLER)

Consideration of Resolution to amend the City Planning Code and other Appropriate Codes to establish new fees, modify existing fees, and establish surcharges for applications and other requests requiring review by the City Planning Commission, Department of City Planning and/or Zoning Administrator.

Consideration of Resolutions authorizing submittal of Supplemental Appropriation requests for use of funds generated by increased and new fees. These requests are for one-time costs associated with computerization of records and processes, not to exceed \$212,000; for on-going maintenance costs, including staffing, associated with computerization, not to exceed \$35,000; for improved permit application processing and other services, not to exceed \$120,000.

(TAPE: IB: #203-718)

Speakers: Edith McMillian, Joe O'Donohue.

APPROVED, RESOLUTIONS:

VOTE: 7-0

13006 - COLLECT FEES

13007 - COMPUTERIZATION ONE-TIME COST

13008 - COMPUTERIZATION ON-GOING MAINTENANCE

13009 - IMPROVED APPLICATION PROCESSING & OTHER SERVICES

13. 90.633C (GREEN)

3568 SACRAMENTO STREET, north side between Laurel and Locust Streets; Lot 14 in Assessor's Block 1010 -- Request for Conditional Use Authorization to establish a BUSINESS or PROFESSIONAL SERVICE (Section 790.108 of the Planning Code) within the Sacramento Street Neighborhood Commercial District. The proposal is to install a travel agency defined as a Business or Professional Service within the ground floor of an existing three-story mixed use building. The proposed travel agency will occupy approximately 776 square feet of floor area.

(TAPE: IB: #719-780)

APPROVED WITH CONDITIONS

VOTE: 6-0

MOTION #13010

ABSENT: COMMISSIONER HU

14. 90.035Z (BADINER)
750 CALIFORNIA AND 855 SACRAMENTO, north side of California Street and south side of Sacramento Street between Stockton Street and Grant Avenue; Lots 7, 10 and 27 in Assessor's Block 242 - Initiation of Reclassification of Lots 7 and 10 from a C-3-G (Downtown Commercial, General) District and a 65-A Height and Bulk District to a CRNC (Chinatown Residential Neighborhood Commercial) District and a 65-A Height and Bulk District and for Reclassification of Lot 27 from CRNC (Chinatown Residential Neighborhood Commercial) District and a 50-N Height and Bulk District to a CRNC (Chinatown Residential Neighborhood Commercial) District and a 65-A Height and Bulk District.

(TAPE: IB: #781-826)

(TAPE: IIA: #000-032)

VOTE: 6-0

APPROVED INITIATION

RESOLUTION #13013

ABSENT: COMMISSIONER HU

15. 90.754ET (SHOTLAND)
Amending the Planning Code by amending Section 314.4 to provide for an annual adjustment to the in-lieu fee for required childcare facilities. This proposed amendment was transmitted from the Board of Supervisors. The proposed amendment will be presented and available at the time of the hearing. (Board of Supervisors' File No. 115-90-10.)

(TAPE: IIA: #033-059)

VOTE: 6-0

APPROVED, RESOLUTION #13011

ABSENT: COMMISSIONER HU

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

4:00 P.M.

16. 90.519U (BERKOWITZ)
2070 GREEN STREET, north side between Webster and Buchanan Streets, Lot 12A in Assessor's Block 541 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8815892 for the construction of a third story addition and a rear yard extension to a two family house in an RH-2 (House, Two-Family) district.

VOTE: 6-0

CONTINUED TO FEBRUARY 28, 1991

ABSENT: COMMISSIONER HU

17. 90.661D (BERKOWITZ)
908 ORTEGA STREET, west side between Moraga and Noriega Streets, Lot 17 in Assessor's Block 2083 - Request for Discretionary Review of Building Permit Application No. 9012379S. To add a story of occupancy to a one story above garage single family house in an RH-1 (House, One-Story) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

(TAPE: IIA: #071-290)

Speakers: Janette (last name unknown), Joshua Stepp, Linord Pon, Rep. of Project Sponsor, Jannett Pon, Rep. of Project Sponsor, Scott Brassfield.

NO D.R.

VOTE: 7-0

18. 90.662D (BERKOWITZ)
131 CHESTER AVENUE, east side between Brotherhood Way and Randolph Street, Lot 9C in Assessor's Block 7125 - Request for Discretionary Review of Building Permit Application No. 9019427S for a rear yard addition to a single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

(TAPE: IIA: #292-454)

Speakers: DR requestor, (name unknown), Henry (last name unknown), project sponsor, Van Lee.

NO D.R.

VOTE: 7-0

19. 90.663D (BERKOWITZ)
2326 - 36TH AVENUE, east side between Santiago and Taraval Streets, Lot 40 in Assessor's Block 2364 - Request for Discretionary Review of Building Permit Application No. 9004668 - To add a story of occupancy to a one story above garage single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

CONTINUED TO MARCH 28, 1991

VOTE: 6-0

ABSENT: COMMISSIONER HU

20. 90.664D (BERKOWITZ)
510 - 45TH AVENUE, east side between Geary Boulevard and Anza Street, Lot 38 in Assessor's Block 1500 - Request for Discretionary Review of Building Permit Application No. 9005411 - to add a story of occupancy/unit to a one story over garage single-family house in an RM-1 (Mixed-Residential, Low Density) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

(TAPE: IIA: #457-770)

Speakers: Jackie Shoplite, Margarat McGee, Susan Clark, Helen Chin, Henry Kwang.

NO D.R.

VOTE: 7-0

21. 90.692D (BERKOWITZ)
3724-26 WEBSTER STREET, east side near Marina Boulevard, Lot 8 in Assessor's Block 436B - Request for Discretionary Review of Building Permit Application No. 9019753 for a rear yard addition to two family building in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

(TAPE: IIA: #772-836)

(TAPE: IIB: #000-251)

Speakers: Jerry Klein, Richard Crandall, Michael Been, Richard Garcia.
NO D.R.

VOTE: 7-0

22. 90.854DR (PASSMORE/MARSH)
ST. ROSE ACADEMY, 2475 PINE STREET, southeast corner of Pierce Street -- Consideration of Discretionary Review of Demolition of St. Rose Academy Building damaged in October 17, 1989 earthquake. Demolition Application No. 9017392.
(Continued from Regular Meeting of January 24, 1991.)
PUBLIC HEARING CLOSED.

(TAPE: IIB: #254-837)

(TAPE: IIIA: #000-238)

Speakers: Fr. Martin, Robert McCarthy.
APPROVED WITH CONDITIONS
MOTION #13012
EXCUSED: COMMISSIONER ENGMANN

VOTE: 6-0

6:00 P.M.

- *23. 89.121TZ (HORTON)
RESIDENTIAL CONSERVATION CONTROLS: INTERIM TEXT AND MAP AMENDMENTS - Hearing on Demolition Controls. The text of the staff proposal on Demolition for discussion will be available on January 11, 1991 and thereafter at the Department of City Planning, 450 McAllister Street, 4th floor between 8 a.m. and 5 p.m.
(Continued from Regular Meeting of January 17, 1991)

(TAPE: IIIA: #240-833)

(TAPE: IIB: #000-575)

Proposals Speakers: John Slussenger, Evelyn Wilson, John Bardis, Edith McMillian, Dennart Queen, Mary Ann Miller, Joe O'Donohue, Carol Taylor, Jerry Klein, Joseph Butler, Jake McGaldrich.

Comments Speakers: Mike Page, John Slussenger, Loretta de Boy, Jannet Carpinelli, Andy Durelly, Taby Levy, Dick Mallit, Jerry Klein, Joe O'Donohue, Jack McGaldrick, Jim Dial, John Bardis, Carl Ernst, Joseph Buttler, Harald Wright, Michael O'Brian, Pam Elliott, Gary Gee, Archie Capanti, Ron Tom, Art Sturges, Lou Revano, Amar Wolfee, Alice Barkley, John Woodford.

PUBLIC PROPOSALS & COMMENTS RECEIVED.

DEPARTMENT PROPOSAL & COMMISSION COMMENTS RECEIVED.

CONTINUED TO FEBRUARY 14, 1991

ABSENT: COMMISSIONER BOLDRIDGE

VOTE: 6-0

*ITEMS CALLED & HEARD TOGETHER

*24. 90.539Z

(HORTON)

RESIDENTIAL CONSERVATION CONTROLS: PERMANENT RECLASSIFICATIONS OF VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1, and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2 - Hearing on the proposed permanent amendments to the Zoning Maps for reclassification of approximately 2,100 properties in RH-3 and RM districts to RH-2, of approximately 140 properties in RH-3 and RM districts to RH-1, two properties from RM-1 to RH-1(D) and one property from RH-3 to RM-2. The proposed ordinance with a listing of all affected properties identified by Assessor's Block and Lot number as well as maps are available at the Department of City Planning, 450 McAllister Street, 4th floor between 8 a.m. and 5 p.m.
(Continued from Regular Meeting of January 17, 1991)

(TAPE: IIIA: #240-833)

(TAPE: IIIB: #000-575)

Proposals Speakers: John Slussenger, Evelyn Wilson, John Bardis, Edith McMillian, Dennart Queen, Mary Ann Miller, Joe O'Donohue, Carol Taylor, Jerry Klein, Joseph Butler, Jake McGaldrich.

Comments Speakers: Mike Page, John Slussenger, Loretta de Boy, Jannet Carpinelli, Andy Durelly, Taby Levy, Dick Mallit, Jerry Klein, Joe O'Donohue, Jack McGoldrick, Jim Dial, John Bardis, Carl Ernst, Joseph Buttler, Harald Wright, Michael O'Brian, Pam Elliott, Gary Gee, Archie Capanti, Ron Tom, Art Sturger, Lou Revano, Amar Wolfsee, Alice Barkley, John Woodford.

PUBLIC PROPOSALS & COMMENTS RECEIVED.

DEPARTMENT PROPOSAL & COMMISSION COMMENTS RECEIVED.

CONTINUED TO FEBRUARY 14, 1991

VOTE: 6-0

ABSENT: COMMISSIONER BOLDRIDGE

*ITEMS CALLED & HEARD TOGETHER

Adjourned: 10:00 p.m.

CPC:638

SF
C55
#21
7/11/91

SUMMARY
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
July 11, 1991
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

OCT 18 1991

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: The Commission will take a short recess at 3:30 p.m.

PRESENT: Commissioners Bierman, Boldridge, Engmann, Hu, Morales.

ABSENT: Commissioners Karasick and Sewell.

1:43 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HU AT 1:43 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Paul Deutsch, George Williams, Peter Labrie, Gene Coleman, Jim Nixon, Andy Blauvelt, Gerald Green and Linda Avery - Administrative Secretary.

ITEMS TO BE CONTINUED OR WITHDRAWN

1. 89.120E (DEUTSCH)
PRELIMINARY NEGATIVE DECLARATION for the proposed South Bayshore Plan and Rezoning, in the area generally bounded by Islais Creek on the north, U.S. 101 on the west, San Francisco/San Mateo County line on the south, and San Francisco Bay on the east pending re-evaluation of the South Bayshore Plan proposal and its appropriate environmental review. New notice will be provided when revised Environmental Documents have been prepared.
(Continued from Regular Meeting of June 20, 1991)

(TAPE: 1A: #146-829)

(TAPE: 1B: #000-179)

VOTE: 5-0

CONTINUED TO AUGUST 22, 1991

ABSENT: COMMISSIONERS KARASICK & SEWELL

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing,

B. PUBLIC COMMENT continued

your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

(TAPE: IA: #018-143)

Speaker: Ronald Davis
re: 89.528 EC
19th & Arkansas

Speaker: Will Franklin
re: Street side replacement of a fence - time involved
for permit to go through the Dept.

Speaker: Mike Page
re: Omit Rent Control issues in R.C.C.

Speaker: Alma Lark
re: 530 Chestnut

C. COMMISSIONERS' QUESTIONS AND MATTERS

None

D. DIRECTOR'S REPORT

2.

(WILLIAMS/LABRIE)

Status of draft South Bayshore Plan and response to comments by
Commissioners.

(TAPE: IA: #146-829)

(TAPE: IB: #000-179)

Speaker: Espanola Jackson

Staff Presentation: Peter Labrie

Speakers: Geraldine Johnson, (Unknown name) Native American, Irene Werhim, (Unknown first name) Tub, Native American, Margaret Vergiss, New Bayview Committee, Peter Burn, Sam Murray, President, New Bayview Committee, Margaret Gabel, Candlestick Park State Park, Dr. Welborn, John Bardis, Matt Ettinger, Bayview Hill Neighborhood Association, Espanola Jackson, Joe O'Donoghue, Res. Builders, Verra Kennedy, Evelyn Wilson, Coalition of S.F. Neighborhoods.

Commissioner: Bierman enlarge map on page 12.

Speaker: Espanola Jackson

CONTINUED TO AUGUST 22, 1991

VOTE: 5-0

- FULL HEARING ON MERITS OF PLAN

ABSENT: COMMISSIONERS KARASICK & SEWELL

3. (COLEMAN)

75 RONDEL PLACE, between 16th and 17th Streets, Lot 64 in Assessor's Block 3569 -- Informational Presentation of Building Permit Application No. 9105043 a vertical addition that adds a third story to an existing two story dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(TAPE: IB: #189-206)

NO OPPOSITION.
NO ACTION TAKEN.

4. (COLEMAN)

3511 JACKSON STREET, between Locust and Spruce Streets, Lot 22 in Assessor's Block 987 -- Informational Presentation of Building Permit Application No. 9106523 a second story extension to the rear over existing first floor, to add a bathroom and closet of approximately 200 sq. ft. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(TAPE: IB: #189-206)

NO OPPOSITION.
NO ACTION.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSEDF. REGULAR CALENDAR

5. 89.122E (DEUTSCH)

CERTIFICATION OF EIR, Earthquake Hazard Reduction in Unreinforced Masonry Buildings (UMBs): Program Alternatives. City and County of San Francisco consideration of alternative approaches to reducing earthquake - related life safety hazards associated with approximately 2000 privately - owned UMBs. COURT REPORTER PRESENT

(TAPE: IB: #210-746)

Staff Presentation: P. Deutsch
Speakers: David Prowler, CAO's Office

APPROVED, MOTION #13122

VOTE: 5-0

ABSENT: COMMISSIONERS KARASICK & SEWELL

6. 90.081C (NIXON)

300 BEALE STREET, west side between Harrison and Folsom Streets, Lots 20 and 21 in Assessor's Block 3747. Request authorization for a Conditional Use to exceed 40 feet in height in a residential district, to permit residential use in an industrial district, to provide required parking on the adjoining lot, to exceed or differ from site coverage, average floor area, volume requirements and bulk limits and as a Planned Unit Development (PUD) seeking modification of dwelling exposure criteria and loading requirements for a two phase residential project totaling up to 280 housing units. Phase

ITEM 90.081C continued

One on lot 20 involves the conversion of the Coffin-Reddington Building for up to approximately 79 residential units, approximately 7,860 square feet of retail/commercial space and 6,200 square feet of storage space. This property is zoned M-1 Light Industrial District within the Rincon Hill Special Use District and the Commercial/Industrial Sub District, within a 200-R Height and Bulk District. Phase Two on lot 21 involves the construction of two 16-story 150 foot high residential towers above a four to five story parking/retail podium, consisting of up to approximately 201 units, 2 loading docks, approximately 2,860 square feet of retail/commercial space, 11,280 square feet of storage space, and 324 parking spaces. This portion of the site is zoned RC-4 (Residential/Commercial, High Density) and is also within the Rincon Hill Special Use District and the Residential Sub District and in a 150-R Height and Bulk District. (Continued from Regular Meeting of June 20, 1991)

(TAPE: IB: #750-831)

(TAPE: IIA: #000-829)

(TAPE: IIB: #000-100)

Staff Presentation: Jim Nixon

Tom Jones, Mayor's Office of Housing

Project Sponsor: Mr. Sprinsen

Adjoining Property Owner: Fr. Heeney

Mr. McLaughlin

Speakers: Jim Faye, Rep. of Tenants of 300 Beale St., Mark Janowitz, rep. of Tenants of 300 Beale St., John Dugger, Resident tenant of 300 Beale St., Mary Noel Pepys, Rep. of project owners, Joseph Brano, Rep. of project owners, Theodore Brown, Architect for project.

PROJECT PRESENTATION.

PUBLIC COMMENTS RECEIVED.

CONTINUED TO JULY 18, 1991

VOTE: 5-0

ABSENT: COMMISSIONERS KARASICK & SEWELL

7. 90.760EFVX

(BLAUVELT)

1000 MARKET STREET, northwest corner of Market Street and Golden Gate Avenue; Lot 1 in Assessor's Block 350, in a C-3-G (Downtown Commercial, General) District - Request for Section 309 (Downtown Code) Determination of Compliance and Exception to the Rear Yard requirements of Section 134, for conversion of an existing 4-story Category I Preservation Building, now vacant but formerly used for commercial purposes, to a residential hotel containing 58 group housing bedrooms and one dwelling unit, with approximately 1,900 square feet of supporting office space and approximately 2,960 square feet of commercial space on the ground floor.

(TAPE: IIB: #103-243)

Speaker: Dave Berhough, Prof. Sponsor

APPROVED WITH CONDITIONS

VOTE: 5-0

MOTION #13123

ABSENT: COMMISSIONERS KARASICK & SEWELL

ITEM 90.760EFVX continued

In addition, a Variance is sought from the Zoning Administrator from the amount of useable open space required by Section 135 of the Planning Code (case 90.760V). The proposed roof deck contains approximately 470 square feet of useable open space, where approximately 974 square feet is required. (The Commission does not have jurisdiction over the variance; however, the Zoning Administrator will be present and testimony will be received on both the Discretionary Review and the Variance at this time.)

ZONING ADMINISTRATOR CLOSED PUBLIC HEARING &
WILL TAKE VARIANCE MATTER UNDER ADVISEMENT.

8. 91.241D (COLEMAN)
142 EDINBURGH STREET, between Avalon Street and Peru Avenue, Lot 11
in Assessor's Block 5956 -- Discretionary Review of Building Permit
Application No. 9010515S -- to construct a two story single family
dwelling, in an RH-1 (House, One-Family) District.

CONTINUED TO SEPTEMBER 12, 1991

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN, KARASICK & SEWELL

9. 90.210D (COLEMAN)
56 MIRAMAR AVENUE, between Grafton and Lake View Avenues, Lot 36 in
Assessor's Block 7016 -- Discretionary Review of Building Permit
Application No. 9101149 to construct a one-story over basement
addition, including a deck to a single family dwelling in an RH-1
(House, One-Family) District.

(TAPE: IIB: #247-637)

Speakers: D.R.; Requestor - Gary Demyen

(+D.R.) - David Bolt

Project Architect - John Schlinsky

Project Owner - Kim Duncan

TAKE D.R.; INTENT TO APPROVE WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONERS KARASICK & SEWELL

FINAL LANGUAGE JULY 18, 1991; PUBLIC HEARING CLOSED

10. 91.239D (COLEMAN)
214 VERNON STREET, between Shields and Sargent Streets, Lot 55 in
Assessor's Block 7075 -- Discretionary Review of Building Permit
Application No. 9106311 a revision to an approved Building Permit
(No. 8914936) showing as built space in a single family dwelling in a
RH-1 (House, One-Family) District.

(TAPE: IIB: #643-831)

(TAPE: IIIA: #000-241)

Speakers: John Aspilan, Rep. D.R. Requestor

Atrenna Owens, + D.R.

Joe O'Donahugh, Res. Bldgers, Rep. of Proj. Owner

John O'Rorke

Rebuttal: John Aspilan

Gotta Armstrong

Atrenna Owens

TAKE D.R.; INTENT TO APPROVE WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONERS KARASICK & SEWELL

FINAL LANGUAGE JULY 18, 1991; PUBLIC HEARING CLOSED

11. 90.038C (GREEN)
4833-37 GEARY BLVD., south side between 12th and 13th Avenues; Lot 32D in Assessor's Block 1532 -- Request for Conditional Use Authorization to convert an existing dwelling unit on the second floor of a three-story building to commercial use within the NC-3 (Moderate Scale) Neighborhood Commercial District. The proposal is to convert an existing 2 bedroom dwelling unit approximately 1,650 square feet in size on the second floor of a three-story building to office space without exterior alterations.

(TAPE: IIIA: #245-350)

Speaker: Darleen Ling, Rep. Owner

DISAPPROVED, MOTION #13124

VOTE: 5-0

ABSENT: COMMISSIONERS KARASICK & SEWELL

12. 90.120C (GREEN)
397 5TH AVENUE, northwest corner of Geary Boulevard; Lot 16 in Assessor's Block 1437 -- Request for Conditional Use Authorization to amend conditions of a previous Conditional Use Authorization as set forth in City Planning Commission Motion No. 11292 for an existing two story mixed use building within the NC-3 (Moderate Scale) Neighborhood Commercial District. The proposal is to convert a two bedroom second floor dwelling unit 850 square feet in size to commercial use. The conditions as set forth in City Planning Commission Motion No. 11292 previously prohibited a conversion to commercial use.

(TAPE: IIIA: #353-531)

Speaker: Andy Florest, Rep. Proj. Owner

DISAPPROVED CU, MOTION #13125

VOTE: 5-0

ABSENT: COMMISSIONERS KARASICK & SEWELL

13. 90.310C (GREEN)
2239-41 LOMBARD STREET, south side between Pierce and Steiner Streets; Lot 33 in Assessor's block 511 -- Request for Conditional Use Authorization to convert an existing second floor dwelling unit to a commercial use within the NC-3 (Moderate Scale) Neighborhood Commercial District. The proposal is to convert the existing second floor 3 bedroom dwelling unit approximately 1,200 square feet in size to an office use.

(TAPE: IIIA: #536-795)

Speakers: Nguyen Nguyet

Gabriel Ng

DISAPPROVED CU, MOTION #13126

VOTE: 5-0

ABSENT: COMMISSIONERS KARASICK & SEWELL

Adjourned: 7:49 p.m.

CPC:603

SF
C55
#21
11/8/91

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 8, 1990
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Hu, Morales, Karasick and Sewell.

ABSENT: Commissioners Engmann and Boldridge.

1:43 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MORALES AT 1:43 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Milt Edelin - Deputy Director of Planning, Mike Berkowitz, Andy Blauvelt, Lu Blazej, Paul Maltzer, Larry Badiner, Gerald Green, Jim Nixon, Irene Nishimura, Angelica Chiong, Jim Miller, David Hood and Linda Avery - Administrative Secretary.

A. ITEMS TO BE CONTINUED

None

B. PUBLIC COMMENT (COMMISSIONER BOLDRIDGE ARRIVED AT START OF THIS CATEGORY)

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

(TAPE: IA #035-080)

Speaker: Nancy Conway

re: Request continuance of item on 11/19/90 CPC Calendar.

Speaker: John Bardis

C. COMMISSIONERS' QUESTIONS AND MATTERS

None

D. DIRECTOR'S REPORT

(TAPE: IA #085-255)

Speaker: John Bardis

Alison Kendall re: Guidelines for Presidio Planning

Paul Rosetter re: San Francisco Zoning Maps

E. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSED

1. 90.305D (BERKOWITZ)

3060 - 26TH AVENUE, east side between Ocean Avenue and Eucalyptus Drive, Lot 6 in Assessor's Block 7212 - Discretionary Review of Building Permit Application No. 9004940 for the CONSTRUCTION OF A VERTICAL ADDITION TO A SINGLE FAMILY RESIDENCE in an RH-1(D) (House, One-Family, Detached Dwellings).

(Continued from regular meeting of October 25, 1990)

NOTE: ON OCTOBER 25, 1990, THE COMMISSION PASSED A MOTION OF INTENT TO DISAPPROVE BY A VOTE OF 5-1 -- COMMISSIONER KARASICK VOTED NO, COMMISSIONER ENGMANN ABSENT.

(TAPE: IA #260-269)

DISAPPROVED, MOTION #12062

VOTE: 5-1

NO: COMMISSIONER KARASICK

ABSENT: COMMISSIONER ENGMANN

2. 90.281D (BERKOWITZ)

40 RICO WAY, north side between Avila Street and Retiro Way, Lot 18 in Assessor's Block 418-A - Discretionary Review of Building Permit Application No. 9002329 for the CONSTRUCTION OF A VERTICAL ADDITION TO A SINGLE FAMILY RESIDENCE in an RH-1 (House, One-Family) district. (Continued from regular meeting of October 25, 1990)

NOTE: ON OCTOBER 25, 1990, THE COMMISSION PASSED A MOTION OF INTENT TO DISAPPROVE BY A VOTE OF 3-3 -- COMMISSIONERS BOLDRIDGE, KARASICK AND SEWELL VOTED NO; COMMISSIONER ENGMANN ABSENT.

(TAPE: IA #269-308)

DISAPPROVED, MOTION #12063

VOTE: 4-2

NO: COMMISSIONERS BOLDRIDGE & KARASICK

ABSENT: COMMISSIONER ENGMANN

3. 90.406D (BLAUVELT)

2927-2929 LARKIN STREET, west side between North Point and Bay Streets, Lot 3E in Assessor's Block 453 -- Discretionary Review of Building Permit Application No. 8914653 for construction of a new two-story over garage, two-unit building after demolition of an abandoned existing cottage in an RM-3 (Residential, Mixed, Medium Density) District and the Northern Waterfront Special Use District No. 2.

(Continued from Regular Meeting of November 1, 1990)

NOTE: ON NOVEMBER 1, 1990, THE COMMISSION PASSED A MOTION OF INTENT TO DISAPPROVE BY A VOTE OF 5-2 -- COMMISSIONERS BOLDRIDGE AND KARASICK VOTED NO.

(TAPE: IA #308-350)

DISAPPROVED, MOTION #12064

VOTE: 4-2

NO: COMMISSIONERS BOLDRIDGE & KARASICK

ABSENT: COMMISSIONER ENGMANN

F. REGULAR CALENDAR

4. (BLAZEJ)

SAN FRANCISCO STATE UNIVERSITY -- Review of Negative Declaration prepared by San Francisco State University for the University's "Burk Education Building Addition and Remodel" and "Faculty Office Building, Laboratory and Gymnasium" replacement and expansion including about 246,000 square feet of construction. The State's deadline for submitting comments on the Negative Declaration is November 11, 1990. For copies of the Negative Declaration, please contact: David Rosso, CEQA Coordinator, P.O. Box 92229, Long Beach, CA 90809-2229, Phone No.: (213) 985-9491.

(TAPE: IA #360-838)

(TAPE: IB #000-025)

PRESENTATION BY SAN FRANCISCO STATE UNIV. (Steve Jack) -- NO ACTION REQUIRED

Speakers: Joe O'Donahue, John Bardis.

5. 87.268E (MALTZER)

POTRERO HILL SQUARE, 411 DE HARO STREET, between 17th and Mariposa Streets, Lots 4 (portion) and 6 in Assessor's Block 3980 - Appeal of Preliminary Negative Declaration for the proposed construction of a three-story, 83,000 gross square-foot commercial complex containing office, showroom, retail and restaurant space, with basement and ground-level parking for 135 vehicles and two-truck loading spaces. (Continued from regular meeting of October 18, 1990)

(TAPE: IB #026-129)

Speakers: Dick Millett, Joan Tricamo.

DENY APPEAL OF NEG. DEC., MOTION #12065

VOTE: 5-0

EXCUSED: COMMISSIONER HU

ABSENT: COMMISSIONER ENGMANN

6. 87.268ED (BADINER)

POTRERO HILL SQUARE, 411 DE HARO STREET, east side of De Haro Street between Seventeenth and Mariposa Streets with frontage on Seventeenth, Mariposa and Carolina Streets, Lots 4 and 6 in Assessor's Block 3980: Staff initiated request for Discretionary Review of Building Permit Application No. 8709306 proposing the construction of a retail, office and showroom building, in an M-1 (Light Industrial) and a 40-X Height and Bulk District. The building proposes to contain approximately 24,400 gsf of office space, 58,500 gsf of showrooms and retail space and 43,000 gsf of parking, mechanical, circulation and storage space.

(TAPE: IB #130-838)

(TAPE: IIA #000-147)

Speakers: Alice Barkley, Edward Gee, Jenny Lew, Joan Tricamo, Beth Drathhi.

1. TAKE D.R.

VOTE: 5-0

2. INTENT TO APPROVE WITH CONDITIONS

VOTE: 4-1

NO: COMMISSIONER BIERMAN

EXCUSED (BOTH 1&2): COMMISSIONER HU

ABSENT (BOTH 1&2): COMMISSIONER ENGMANN

FINAL LANGUAGE: NOVEMBER 15, 1990

PUBLIC HEARING CLOSED

7. (BADINER)
OFFICE DEVELOPMENT LIMITATION PROGRAM - Public hearing on the Rules and Regulations of the City Planning Commission and a schedule for evaluation of office development projects in the 1990-1991 Approval Period.

(TAPE: IIA #148-607)
Speakers: Robert McCarthy, Howard Strassuer, Steve Vettal.
CONTINUED TO NOVEMBER 29, 1990
VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

8. 90.612X (BADINER)
350-360 POST STREET, north side of Post Street between Stockton and Powell Streets, Lot 6 in Assessor's Block 295: Request for Determinations of Compliance pursuant to Planning Code Section 309 for the modification of an existing Category V-Unrated retail-office building within the C-3-R (Downtown Commercial, Retail) District, an 80 - 130-X Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District. The proposal is to re-design the two lower stories of an existing building to accommodate a new retail tenant. No additional square footage would be created by this project.
(Continued from regular meeting of October 18, 1990)

(TAPE: IIA #609-841)
(TAPE: IIB #000-212)
Speaker: Bill Werner.
APPROVED WITH CONDITIONS, MOTION #12066
VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN
5:25 P.M. = COMMISSIONER ENGMANN ARRIVED
5:30 P.M. = COMMISSIONER BOLDRIDGE LEFT

9. 88.649C (GREEN)
624 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 22 in Assessor's Block 2345-A - Request for authorization of Conditional Use to demolish an existing mixed use building containing a second floor dwelling unit within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building and to construct one of the following alternative projects: (a) two-story commercial building without any residential units; (b) three-story mixed use building containing ground floor commercial area, second floor office area, and one-third floor dwelling unit with no off-street parking provisions; or (c) three-story mixed use building containing ground floor commercial area, and two dwelling units on the second and third floors with no off-street parking provisions. Alternative schemes (b) and (c) would also require Conditional Use authorization to reduce the residential off-street requirements. Lot 22 is approximately 2,400 square feet in size.
(Continued from regular meeting of September 20, 1990)

ITEM 88.649C continued

(TAPE: IIB #213-840)

(TAPE: IIIA #000-154)

Speakers: Alice Barkley, Bruce Bauman, Joe O'Donahue, Bob Milnick, Art Benson, Edith McMillian, Eva Hue, Helen Ash, Howard (last name unknown).

CONTINUED TO NOVEMBER 15, 1990

VOTE: 6-0

ABSENT: COMMISSIONER BOLDRIDGE

PUBLIC HEARING CLOSED

10. 90.208C

(NIXON)

1848 PINE STREET, north side between Gough and Octavia Streets; Lot 8 in Assessor's Block 649--Request for Conditional Use authorization to add two new dwelling units within an existing two family dwelling and construct a new two car garage, pursuant to Planning Code Section 209.1(g) which permits one dwelling unit for every 1500 square feet of lot area, on a lot containing 7562 square feet in a RH-2 (Residential House-Two Family) and 40-X Height and Bulk District.

(TAPE: IIIA #208-358)

Speakers: Peter Zingg, Richard Hongisto.

APPROVED WITH CONDITIONS

VOTE: 6-0

MOTION #12067

ABSENT: COMMISSIONER BOLDRIDGE

11. 88.811EC

(NISHIMURA)

55 PAGE STREET, southeast corner of Gough Street, through lots to Rose Street, Lots 7 and 8 in Assessor's Block 854 - Request for authorization of Conditional Use to construct a mixed use retail, commercial, office and residential building of eight stories with a subterranean parking garage on two adjoining lots with a total area of approximately 25,821.24 square feet in an NC-3 (Moderate-Scale Neighborhood Commercial) district and an 80-A Height and Bulk District.

The eighty feet high building would contain ground story retail and commercial spaces, second story office spaces and residential units on the third through eighth stories, totaling a gross floor area of 170,000 square feet. The subgrade parking garage would contain one hundred twenty-eight (128) independently accessible parking spaces. The request for Conditional Use authorization is for a Planned Unit Development pursuant to Section 304 of the City Planning Code. (Continued from regular meeting of October 4, 1990)

(TAPE: IIIA #360-635)

Speakers: Michael Stanton, David Liboquist.

APPROVED WITH CONDITIONS

VOTE: 6-0

(DESIGN TO COME BACK TO COMMISSION AS
INFORMATION ITEM AT LATER DATE)

MOTION #12068

ABSENT: COMMISSIONER BOLDRIDGE

4:00 P.M.

12. 89.138EC (CHIONG)

4387 MISSION STREET, west side, between Theresa and Cotter Streets; Lot 4 in Assessor's Block 6798 -- Request for Conditional Use Authorization to allow demolition of an existing building containing a second floor dwelling unit within an NC-3 (Moderate Scale Neighborhood Commercial) District. The proposal is to demolish the existing two-story over garage building and to construct a three-story, mixed-use building containing approximately 250 square feet of ground floor commercial and four (4) off-street parking spaces at the ground level and four (4) dwelling units on the second and third floors on a lot approximately 3,800 square feet in size.

(TAPE: IIIA #660-834)

(TAPE: IIIB #000-060)

Speakers: Bruce Bauman, Carol Taylor.

1. CONTINUED TO NOVEMBER 29, 1990

VOTE: 6-0

ABSENT: COMMISSIONER BOLDRIDGE

2. TAKE DR ON ADJACENT PROPERTY

AT 4380 MISSION (NOT SCHEDULED

TO COME BEFORE CPC)

VOTE: 6-0

ABSENT: COMMISSIONER BOLDRIDGE

13. 90.205C (MILLER)

4125 KIRKHAM STREET, south side between 45th and 46th Avenues, Lot 46 in Assessor's Block 1891 -- Request for authorization of Conditional Use for the increase in capacity of a RESIDENTIAL CARE FACILITY from six to 15 residents in an RH-1 (House, One-Family) district.

(TAPE: IVA #602-651)

VOTE: 6-0

INTENT TO APPROVE WITH CONDITIONS

FINAL LANGUAGE - NOVEMBER 15, 1990

PUBLIC HEARING CLOSED

ABSENT: COMMISSIONER BOLDRIDGE

14. 89.568E (MILLER)

835-45 JACKSON STREET, south side between Powell and Stockton Streets, with frontage on James Alley and on Stone and Trenton Streets, Lot 41 in Assessor's Block 192 -- Request for authorization of Conditional Use for a Planned Unit Development for the construction of a 39-space parking garage for the Chinese Hospital requiring City Planning Commission review as an institutional use and as a use exceeding 5,000 gross square feet in the Chinatown Residential Neighborhood Commercial (CRNC) district, and as a parking facility exceeding accessory parking amounts.

(TAPE: IVA #657-744)

VOTE: 6-0

APPROVED WITH CONDITIONS

MOTION #12069

ABSENT: COMMISSIONER BOLDRIDGE

15. 90.009C (MILLER)
829--44th AVENUE, west side between Cabrillo and Fulton Streets, Lot 4 in Assessor's Block 1687 -- Request for authorization of Conditional Use for the increase in capacity of a RESIDENTIAL CARE FACILITY from six to 12 residents in an RH-2 (House, Two-Family) district.

(TAPE: IVA #749-829)

Speaker: Jerry Klein.
APPROVED WITH CONDITIONS
MOTION #12070
ABSENT: COMMISSIONER BOLDRIDGE

VOTE: 6-0

16. 90.510T (HOOD)
Amending the Planning Code by adding Section 249.9 to establish the Alamo Square/Buena Vista North Special Use District and to allow, with Conditional Use authorization within the approximate boundaries of the area, hotels, inns or hostels as specified in Section 209.2(d) of the Planning Code, but with six or more guest rooms or suites, and such incidental commercial uses as receptions within generally residential neighborhoods. This proposed amendment was transmitted from the Board of Supervisors; determinate boundaries are to be set by separate language at a later date. (Board of Supervisors' File No. 81-90-2.)
(Continued from Regular Meeting of November 1, 1990)

(TAPE: IIIB #070-834)

(TAPE: IVA #000-595)

Speakers: Brett Gladstone, Owen O'Donnell, Bob Mason, Ed Arlson, Peter Witmer, Jim Seigal, Rev. James Jewhon, Ira Durant, Joe Pocora, Joe O'Donahue, Richard Finori, Rodney Carr, Rose Brown, Kin Gaiada, John Kushner.

PUBLIC TESTIMONY RECEIVED
CONTINUED TO DECEMBER 6, 1990
ABSENT: COMMISSIONER BOLDRIDGE

VOTE: 6-0

17. 90.535D (BLAUVELT)
285-287 CORBETT AVENUE, east side between 19th and Danvers Streets, Lot 40 in Assessor's Block 2659 -- Request for Discretionary Review of Building Permit Application No. 9004628 to construct a new four-story, two-unit house, rising approximately 27 feet above street grade, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Special Meeting of October 15, 1990)
NOTE: ON OCTOBER 15, 1990, THE COMMISSION PASSED A MOTION NOT TO TAKE DISCRETIONARY REVIEW BY A VOTE OF 3-1, COMMISSIONER BIERMAN DISSENTING.
NOTE: ON OCTOBER 25, 1990, COMMISSIONER BIERMAN CALLED THIS ITEM FROM THE CONSENT CALENDAR, REQUESTING A FULL PUBLIC HEARING.

ITEM 90.535D continued

(TAPE: IVB #010-598)

Speakers: May Silver, Henryk Sek, Richard Hems, George Chardlow, Shirley Werdworth, Fiana Mah, Karen Dickerson, Peter Abbatscord, Sandra Waller, Jerry (last name unknown), Robert Kafter.

NO D.R.

VOTE: 5-1

NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONER BOLDRIDGE

6:00 P.M.

18.

(PASSMORE)

PROPOSED BERNAL HEIGHTS REZONING, Amending Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code).

NOTE: These items are continued from Regular Meeting of October 25, 1990.

90.717Z

By amending the Zoning Map of the City and County of San Francisco for certain properties in the Bernal Heights Area generally bounded in the north and east area by Army Street, Folsom Street, and Powhattan Avenue; in the northwest area by Folsom Street and Cortland Avenue; and in the Holly Park Area by Alemany Boulevard and Cortland Avenue; and to reclassify these properties from an RH-2 to an RH-1 district and from an RH-3 to an RH-2 district [Board of Supervisors' File No. 36-90-6]; and

90.706T

By adding Section 242 to establish the Bernal Heights Special Use District and to impose restrictions on property within that district, including height, setback, rear yard, parking, curb cuts, garage door width, and demolition of residential structures; by adding Sections 134, 252.1, and by amending Sections 102, 132, 154, 155 and Table 151 of Section 151 to provide reference to Section 242 of this Code. [Board of Supervisors' File No. 81-90-4]; and

90.706Z

By amending the Zoning Map of the City and County of San Francisco to establish the boundaries for the Bernal Heights Special Use District in the area generally bounded by Army Street, Mission Street, Alemany Boulevard, and the James Lick Freeway. [Board of Supervisors' File No. 36-90-5].

Proposed Bernal Heights Rezoning continued

(TAPE: IVB #600-834)

(TAPE: VA #000-838)

(TAPE: VB #000-072)

Speakers: Charles Bolton, Mike La Brian, Joel Path, (first name unknown) Schapero, Jerry Verberka, William Heim, Lee Hammock, Jim Hillinchi, David Sternbery, Terry Mill, Robert Middlestat.

1. INTENT TO APPROVE AS AMENDED BY ZONING

VOTE: 5-0

ADMINISTRATOR

ABSENT: COMMISSIONERS BOLDRIDGE &

KARASICK

FINAL LANGUAGE - NOVEMBER 15, 1990

PUBLIC HEARING CLOSED

2. DISAPPROVED RECLASSIFICATIONS

VOTE: 5-0

ABSENT: COMMISSIONERS BOLDRIDGE &

KARASICK

Adjourned: 11:45 p.m.

CPC:599

CF
C55
#21
1/14/91

CORRECTION! CORRECTION! CORRECTION!

SUMMARY
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
November 14, 1991
ROOM 282, CITY HALL
1:30 P.M.

DOCKUMENTS
APR 16 1991
SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSED

THE CALENDAR SHOULD SHOW:

8. 91.351D (COLEMAN)
1755 NEWCOMB AVENUE, southside between Newhall and Phelps Streets,
Lot 36 in Assessor's Block 5312 --- Request for Discretionary Review
of Building Permit Application No. 9103491 to add a unit by
constructing a room and a kitchen in the basement area in an existing
single-family house in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of November 7, 1991)
NOTE: ON NOVEMBER 7, 1991 THE COMMISSION TOOK DISCRETIONARY REVIEW
AND PASSED A MOTION OF INTENT TO DISAPPROVE BY A VOTE OF 6-1.
COMMISSIONER KARASICK DISSENTING.

DISAPPROVED WITH CONDITIONS
MOTION #13205
ABSENT: COMMISSIONER KARASICK

(TAPE: IIIB: #0000-0291)
VOTE: 6-0

A D D I T I O N T O T H E C A L E N D A R

F. REGULAR CALENDAR

- 12(a) 90.546Z: (BADINER)
109 BERRY STREET: Block bounded by Berry, Third, Fourth Streets
and China Basin Channel, Lots 5 and 6 in Assessor's
Block 3803--Consideration of a Resolution of Initiation to
Reclassify Assessor's Block 3803 from a 40-X Height and Bulk
District to a 60-X Height and Bulk District.

APPROVED, MOTION #13202

VOTE: 7-0

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
November 14, 1991
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Boldridge, Engmann, Hu, Morales, Karasick and Sewell.

2:05 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HU AT 2:05 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Gene Coleman, Larry Badiner, Mike Berkowitz, Andy Blauvelt, Alison Kendall, Dave Feltham, Eva Liebermann, Susana Montana, Lu Blazej, Jim Nixon, Barry Pearl, Irene Nishimura and Linda Avery - Administrative Secretary.

EXECUTIVE SESSION - CONVENED AFTER "PUBLIC COMMENT" AT 2:30 P.M.

At the recommendation of the City Attorney, the City Planning Commission will convene into Executive Session to discuss litigation in the matter of 2220 - 2224 Sacramento Street pursuant to Government Code §54956.9(a)(1).

MEETING HELD

Adjourned: 3:10 p.m.

NOTE: The Commission took a short recess at approximately 3:30 p.m.

3:05 P.M.

A. ITEMS TO BE CONTINUED

1. 90.620D (BERKOWITZ)
150 - 160 GRANDVIEW AVENUE, west side between Romain Street and Morgan Alley, Lots 11 and 12 in Assessor's Block 2754 - Request for Discretionary Review of Building Permit Application No. 9017648 to construct 5 single family houses in an RH-2 (House, Two-Family) district.
(Proposed for continuance to November 21, 1991)

CONTINUED TO NOVEMBER 21, 1991
ABSENT: COMMISSIONER ENGMANN

(TAPE: IA: #0100-1080)
VOTE: 6-0

2. 87.847CB (BADINER)
DAVIES MEDICAL CENTER, block bounded by Castro, Duboce, Noe and 14th Streets, Assessor's Block 3539, Lot 1--Request for Project Authorization for a Medical Office Building at the corner of Duboce and Noe Streets containing approximately 36,000 square feet of office space subject to the Office Development Limitation Program and a Request for Conditional Use Authorization under Planning Code Section 209.3 to allow an institutional use in a Residential District for the Medical Office Building and an approximately 294 space parking garage at the corner of Castro and 14th Streets. The Medical Office Building would be four stories and approximately 65' in height stepping up the hill. It would contain a total of about 50,000 square feet of space including the office use, labs, waiting rooms and education facilities. The parking lot would be three stories and approximately 30 feet in height.

The project site is located in an RH-3 (Residential, Three Family) District and 65-D and 130-E Height and Bulk District.
(Proposed for continuance to December 5, 1991)

(TAPE: IA: #0100-1080)

VOTE: 6-0

CONTINUED TO DECEMBER 12, 1991
ABSENT: COMMISSIONER ENGMANN

3. 89.589BXA (BADINER)
300 HOWARD STREET, northwest corner of Howard and Beale Streets with frontage on Fremont Street, Lots 5, 6, 7, 8 and 9 in Assessor's Block 3719 - Request for Project Authorization under the Annual Limit for 385,712' gsf of office space, request for Section 309 determinations (Downtown Plan Review) and a request for a Permit to Alter the Category III Marine Electric Building, in the C-3-0 (SD) (Downtown Commercial Office, Special Development) District and a 350-S Height and Bulk District.

The net addition of 385,712 gsf of office space would be subject to the Office Affordable Housing Production Program of Planning Code Section 313 and the Child Care Requirements of Planning Code Section 314.

The project consists of a 347 foot high, 28 story building, the construction of an open space fronting on Howard and Fremont Streets and the rehabilitation of 342 Howard Street, the Marine Electric Building.

The total project would contain up to 385,712 gsf of office space, 2,374 gsf of retail space and 27,300 gsf of parking.

NOTE: ON SEPTEMBER 19, 1991 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-2. COMMISSIONERS BIERMAN AND MORALES DISSENTING.

(Continued from Regular Meeting of November 7, 1991)

(Proposed for continuance to November 21, 1991)

(TAPE: IA: #0100-1080)

VOTE: 6-0

CONTINUED TO NOVEMBER 21, 1991
ABSENT: COMMISSIONER ENGMANN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

(TAPE: IA: #1085-1275)

Speaker: Patricia McCallum
re: 579 Miramar Street

Speaker: Joe O'Donohue
re: Supporting Ms. McCallum

C. COMMISSIONERS' QUESTIONS AND MATTERS

None

D. DIRECTOR'S REPORT

4. TIER III (BLAUVELT)
1650 SHRADER STREET, between Carmel Street and Belgrave Avenue, Lot 48 in Assessor's Block 1294 -- Informational presentation of Building Permit Application No. 8904825 for a vertical extension (adding one story) to an existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(TAPE: IA: #1879-1955)

NO OPPOSITION
NO ACTION TAKEN

5. TIER III (BLAUVELT)
2763 GOLDEN GATE AVENUE, between Stanyan Street and Willard Street North, Lot 30 in Assessor's Block 1166 -- Informational presentation of Building Permit Application No. 9111946 to rebuild the existing rear-yard stairs to present codes. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.

(TAPE: IA: #1879-1955)

NO OPPOSITION
NO ACTION TAKEN

6. (KENDALL)
BRIEFING ON PRESIDIO CONCEPTS WORKBOOK, representatives of the National Park Service will brief Commissioners on their recently-released Presidio Concepts Workbook. The workbook is being distributed to obtain public response to potential themes, general principles and preliminary concepts for future use of the Presidio.

(TAPE: IA: #1960-2540)

MEETING HELD.
NO ACTION REQUIRED.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSED

7. 91.565D (BLAUVELT)
2431 BALBOA STREET, south side between 25th and 26th Avenues, Lot 26 in Assessor's Block 1619 -- Consideration of Building Permit Application No. 9114942 to revise a previously issued permit (Building Permit Application 9013199) to include work done beyond the scope of the previous permit. The previous permit was to expand the building and add a second unit to the existing two-story, single-family dwelling, in an RH-2 (House, Two-Family) District. The work in question is the demolition and replacement of certain walls. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
(Continued from Regular Meeting of September 19, 1991)
NOTE: ON SEPTEMBER 19, 1991, THE COMMISSION TOOK DISCRETIONARY REVIEW AND PASSED A MOTION OF INTENT TO DISAPPROVE BY A VOTE OF 6-0. COMMISSIONER ELZEY WAS ABSENT.

(TAPE: IA: #0100-1080)

Speaker: Edith McMillian
CONTINUED TO DECEMBER 5, 1991
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

8.

(SEE ATTACHED CORRECTION SHEET)

F. REGULAR CALENDAR

9. (FELTHAM)
Consideration of a Resolution authorizing execution of a Memorandum of Agreement between the Director of Planning and the Executive Director of the Mayor's Office of Community Development, regarding implementation of the Affordable Childcare Fund adopted by the City and County by Ordinance No. 411-85.
(Continued from Regular Meeting of October 24, 1991)

(TAPE: IA: #2560-2945)

Speaker: Donhart Queen.
APPROVED, RESOLUTION #13198

VOTE: 7-0

10. (LIEBERMANN)

Authorization of the Director of Planning to enter into a contract with ROMA and sub-consultants and to expend funds authorized by the transportation Authority not to exceed \$250,000 for work to be completed by December 15, 1992.

(TAPE: IA: #2955-3178)

(TAPE: IB: #0000-3176)

Speakers: Dave Feltham, MPA, David Novogrodski, Nan McGuire, Denhart Queen, Carl Maletti, Paul Lord.

APPROVED, RESOLUTION #13199

VOTE: 7-0

11. 91.641ME (MONTANA)

RESIDENCE ELEMENT OF THE MASTER PLAN, the City and County of San Francisco is required by State law to amend its Residence Element to include an analysis of need and program efforts toward preserving low income affordable housing at risk of losing rent restrictions. The draft Residence Element Update: Subsidized Housing Preservation Analysis and Programs report, published by the San Francisco Redevelopment Agency, provides the information required by State law and is proposed for adoption as a separate report amending the Residence Element. The report is available at the San Francisco Planning Department, 450 McAllister Street, 4th Floor and at the San Francisco Redevelopment Agency at 770 Golden Gate Avenue, 3rd Floor. The Commission will consider adoption of a Resolution of Intent to adopt the report, as amended pursuant to public comments, as an amendment to the Residence Element at a public hearing to be held on December 19th.

(TAPE: IIA: #0000-0870)

Speakers: Ed Steel, Denhart Queen.

APPROVED, RESOLUTION #13200

VOTE: 7-0

12. 88.568C (BADINER)

2601 MARIPOSA STREET, south side between Bryant and York Streets, Lot T in Assessor's Block 45016 - Request for Conditional Use Authorization for a radio antennae and required shielding approximately 25 feet in height above the roof as permitted under Section 227(h) in an M-1 (Light Industrial) District and a 50-X Height and Bulk District. On February 9, 1989 by Motion No. 11598, the Commission approved the conversion of the existing building to studios for KQED.

(TAPE: IIA: #0880-1281)

Speaker: Gene Glasgow, rep. of project sponsor

12a. 109 Berry Street

Speakers: Sue Hestor, Denhart Queen

APPROVED, MOTION #13201

VOTE: 7-0

13. 91.251T (BLAZEJ/BADINER)
Consideration of proposed text changes to the City Planning Code - Amending Part II, Chapter II of the San Francisco Municipal Code (Planning Code) by amending Sections 209.2 and 216 thereof to require all proposed tourist hotel and motel development projects to obtain a conditional use permit and amending Section 303 thereof to require the Planning Commission, in determining whether to grant a conditional use permit for a tourist hotel or motel, to consider the impacts of the workforce of the proposed hotel or motel on the demand for housing, transit, employment, and childcare, and the market demand for the hotel or motel. Excepting therefrom the impacts of the workforce on housing of certain projects within the jurisdiction of the San Francisco Port Commission.

This item was approved by the City Planning Commission on July 18, 1991. This hearing is to consider modifications to the amendments requested by the Economic and Social Policy Committee of the Board of Supervisors to exempt projects currently on file with the Department of City Planning seeking to convert residential hotels to tourist use. (Continued from Regular Meeting of November 7, 1991)

(TAPE: IIA: #1595-1906)

APPROVED, RESOLUTION #13203

VOTE: 7-0

14. 91.248C (NIXON)
2950 ANZA STREET, northeast corner of Anza Street and 21st Avenue; Lot 21 in Assessor's Block 1524 - Request for authorization of Conditional Use to use a portion of an existing dwelling in a two dwelling building as a synagogue. The proposal is to use the dining and living room for weekly religious services for approximately 35 persons. The subject property is zoned RM-1 (Residential, Mixed) District with a 40X Height and Bulk District.

(TAPE: IIA: #1912-3160)

(TAPE: IIB: #0000-1189)

Speakers: Rabbi Joseph Langer, Jerry Klein, Joe O'Donohue, Marvin D. Newkum, Alex Gee.

APPROVED WITH CONDITIONS
MOTION #13204

VOTE: 7-0

5:00 P.M.

15. 91.074C (PEARL)
2220-2222 AND 2224 SACRAMENTO STREET, northside between Laguna and Buchanan Streets, Lots 5 and 6 in Assessor's Block 627 -- Request for authorization of Conditional Use to operate the two properties together as a single hotel (Mansion Hotels). Conditional Use authorization was previously granted for use of 2220-2222 Sacramento Street (Lot 5) as a tourist hotel of sixteen (16) rooms or suites of rooms under Resolution Number 8586, Case Number CU80.9, Adopted: May 1, 1980. Conditional Use authorization was previously granted for 2224 Sacramento Street (Lot 6) for one (1) dwelling unit and five (5)

Item 91.074C continued

guest rooms, under Resolution Number 8030, Case Number DR78.59(CU), Adopted: August 3, 1978. Use of the five guest rooms at 2224 Sacramento Street is approved as a "Boarding House" where lodging or both meals and lodging, without individual cooking facilities, are provided for compensation and by prearrangement for a week or more at a time.

The requested authorization of Conditional Use proposes overnight guests at 2224 Sacramento Street, which is permitted under Section 209.2(d) of the City Planning Code for five or fewer guest rooms in an RH-2 (House, Two-Family) zoning district. The requested authorization also would involve a modification of Condition Number 4 of Resolution Number 8586 to permit service to persons other than "registered resident guests" at the hotel restaurant. The requested authorization, to operate the two buildings together as a single hotel use, involves approval of an enclosed walkway previously constructed between the two buildings without benefit of permit. The Chambers Mansion, 2220-2222 Sacramento Street, is designated City Landmark Number 119. A Certificate of Appropriateness, Case Number 91.031A, was filed on January 28, 1991, as is currently under review by the Landmarks Preservation Advisory Board.

An amendment to the previously continued request for authorization was filed on May 8, 1991 which would also involve a modification of Condition Number 13 of Resolution Number 8586 to permit limited outdoor activities for wedding ceremonies only.

(Continued from Regular Meeting of October 31, 1991)

CONTINUED TO DECEMBER 19, 1991

VOTE: 6-0

ABSENT: COMMISSIONER KARASICK

16. 91.568D

(NISHIMURA)

230 CONCORD STREET, west side between Brunswick Street and Pretor Way, Lot 26 in Assessor's Block 6487. Request for Discretionary Review of Building Permit Application No. 9101145, a proposal to construct a two-story, twenty feet high, approximately 18 feet 10 inches deep and 26 feet 6 inches wide addition to the rear of the existing single-family dwelling on a slightly irregular shaped lot having 86.43 feet of depth along the side property line on its north side, 84.20 feet of depth along the side property line of its south side, 29.69 feet of frontage and 26.60 feet wide along its rear property line.

(TAPE: IIB: #1220-2917)

Speakers: Benton Tom, Sylvia Hawkins, Gary Hawkins, Jimmy Gee, rep. of project sponsor.

TAKE D.R.; CONTINUE TO DECEMBER 12, 1991

VOTE: 6-1

NO: COMMISSIONER KARASICK

17. 91.569D (PASSMORE/COLEMAN)
570 PAGE STREET, northside between Webster and Fillmore, Lot 14 in
Assessor's Block 842 --- Discretionary Review of Building Permit
Application No. 9114808 a revision of Building Permit Application No.
1990254 to replace the existing defective foundation in a RM-1 (Mixed
Low Density) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

(TAPE: IIB: #2925-3135)

(TAPE: IIIA: #0000-3156)

Speakers: Pamila Smith, Tony Fudo, Thomas Tati, (first name unknown)
Judkinson, Marty O'Connell, Michael Davan, Michael Mcparthan, Gary
(last name unknown), Regina Kate, Mark Pierce, Paul Woo, proj. owner.
NO D.R. VOTE: 6-0

ABSENT: COMMISSIONER KARASICK

Adjourned: 8:15 p.m.

CPC:643

SF
255
#21
11/21/91

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
November 21, 1991
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

DEC 16 1991
SAN FRANCISCO
PUBLIC LIBRARY

NOTE: The Commission took a short recess at approximately 3:30 p.m.

PRESENT: Commissioners Bierman, Boldridge, Engmann, Hu, Morales, Karasick and Sewell.

1:45 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HU AT 1:45 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Andy Blauvelt, Mike Berkowitz, Angelica Chiong, Larry Badiner, Alec Bash, Mark Paez, Larry McDonald, Gerald Green, Nandini Shridhar, Julian Banales, Jim Bergdoll, Peter Albert, Gene Coleman and Linda Avery - Administrative Secretary.

EXECUTIVE SESSION

At the recommendation of the City Attorney, the City Planning Commission will convene into Executive Session to meet on Attorney-Client matters regarding 300 Howard Street pursuant to Government Code §54956.9(b)(1).

MEETING HELD.
NO ACTION.

ADJOURNED: 2:30 p.m.

2:35 P.M.

A. ITEMS TO BE CONTINUED

1. 91.225C (HOOD)
84 SOUTH PARK AVENUE, north side between Second Street and Center Place, Lot 55 in Assessor's Block 3775 - Request for authorization of conditional use to convert a vacant building whose last legal use was as a 17-room residential hotel with one dwelling unit to one of three proposed uses: 1) a single-family house 2) a primary dwelling unit with a ground-floor secondary dwelling unit, or 3) a primary dwelling unit with ground-floor commercial space in the South Park District.
(Continued from Regular Meeting of October 24, 1991)
(Proposed for continuance to December 12, 1991)

CONTINUED TO DECEMBER 12, 1991

(TAPE: IA: #0040-0350)
VOTE: 7-0

2. 91.241D (COLEMAN)
142 EDINBURGH STREET, between Avalon Street and Peru Avenue, Lot 11
in Assessor's Block 5956 -- Discretionary Review of Building Permit
Application No. 9010515S -- to construct a two story single family
dwelling, in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of November 7, 1991)
(Proposed for continuance to December 5, 1991)

(TAPE: IA: #0040-0350)
VOTE: 7-0

CONTINUED TO DECEMBER 5, 1991

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

None

C. COMMISSIONERS' QUESTIONS AND MATTERS

None

D. DIRECTOR'S REPORT

3. TIER III (BLAUVELT)
239 DELLBROOK AVENUE, south of Olympia Way, Lot 11 in Assessor's
Block 2835 -- Informational presentation of Building Permit
Application No. 9115714 to add a rear horizontal extension
(consisting of a deck) to an existing single-family dwelling. This
project is being brought to the Commission's attention pursuant to
Planning Commission Resolution No. 12044.

(TAPE: IA: #0400-0489)

NO OPPOSITION.
NO ACTION.

4. TIER III (BERKOWITZ)
842 NORTH POINT, between Hyde and Larkin Streets, Lot 27 in
Assessor's Block 25 - Informational presentation of Building Permit
Application No. 9114260 for a rear yard addition to an existing three
dwelling unit building. This project is being brought to the
Commission's attention pursuant to Planning Commission Resolution No.
12044.

(TAPE: IA: #0400-0489)

NO OPPOSITION.
NO ACTION.

5. (CHIONG)

NORTHEAST MISSION INDUSTRIAL ZONE, Informational presentation the Planning Program for the Mission District the Department has begun a Rezoning Study of a portion of this district, the area commonly referred to as the "Northeast Mission Industrial Zone" or NEMIZ. The Department will present the first phase of this process by introducing The Draft Planning Issues Paper which will provide an overview of the planning process.

The Northeast Industrial Zone of the Mission District is a forty block area generally bounded by the Central Skyway on the north, the James Lick Freeway on the East, Twentieth Street on the south (roughly) and South Van Ness Avenue on the West (roughly). (See the map on the next page.) There is a narrow extension southward along Harrison Street to Twenty-Third, and a narrow extension westward to Valencia Street between Thirteenth and Fourteenth Streets.

(TAPE: IA: #0492-3157)

(TAPE: IB: #0000-0029)

Speakers: Roberta Barragan, Ricarda Noguera, Homu Etton, Mary Ann Dillion, Francis Phillips, Jim Hintzer.

PRESENTATION COMPLETE.

NO ACTION REQUIRED.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSED

6. 91.472D (BERKOWITZ)

155 BEAUMONT AVENUE, west side between Lone Mountain Terrace and Turk Street, Lot 2 in Assessor's Block 1138 - Discretionary Review of Building Permit Application No. 9113208 for the construction of a rear yard addition to a single family house in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of October 10, 1991)

NOTE: ON OCTOBER 10, 1991 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITION BY A VOTE OF 4-0. COMMISSIONERS ENGMAN, SEWELL AND MORALES WERE ABSENT.

(TAPE: IB: #1840-1883)

VOTE: 4-0

APPROVED WITH CONDITIONS

MOTION #13208

EXCUSED: COMMISSIONERS MORALES & SEWELL

ABSENT: COMMISSIONER ENGMANN

7. 89.589BXA (BADINER)

300 HOWARD STREET, northwest corner of Howard and Beale Streets with frontage on Fremont Street, Lots 5, 6, 7, 8 and 9 in Assessor's Block 3719 - Request for Project Authorization under the Annual Limit for 385,712 gsf of office space, request for Section 309 determinations (Downtown Plan Review) and a request for a Permit to Alter the Category III Marine Electric Building, in the C-3-0 (SD) (Downtown Commercial Office, Special Development) District and a 350-S Height and Bulk District.

ITEM 89.589BXA continued

The net addition of 385,712 gsf of office space would be subject to the Office Affordable Housing Production Program of Planning Code Section 313 and the Child Care Requirements of Planning Code Section 314.

The project consists of a 347 foot high, 28 story building, the construction of an open space fronting on Howard and Fremont Streets and the rehabilitation of 342 Howard Street, the Marine Electric Building.

The total project would contain up to 385,712 gsf of office space, 2,374 gsf of retail space and 27,300 gsf of parking.

NOTE: ON SEPTEMBER 19, 1991 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-2. COMMISSIONERS BIERMAN AND MORALES DISSENTING.

(Continued from Regular Meeting of November 14, 1991)

(TAPE: IA: #0040-0350)

CONTINUED TO DECEMBER 5, 1991

VOTE: 7-0

F. REGULAR CALENDAR

- 8a. 91.279ETETT (PASSMORE)
MODIFY EXISTING FEES AND INSTITUTE NEW FEES--Eliminate exemptions for nonprofit organizations from planning fees (Planning Code and Administrative Code)

- b. Authorize certain nonprofit housing development corporations to defer payment of fees for initial environmental evaluations, environment impact reports, and applications for change in setback lines, reclassifying property or imposing interim controls, conditional use, planned unit development or variance, for certain affordable housing developments, to the time of permit issuance. (Planning Code and Administrative Code)

(TAPE: IA: #0040-0350)

8a & b ONLY CONTINUED TO DECEMBER 5, 1991

VOTE: 7-0

- c. Institute discretionary review fee for review of applications for determination of compatibility with design guidelines in the Bernal Heights Special Use District. (Planning Code)

(TAPE: IB: #0150-1784)

Speakers: Terry Mill, Margaret Seigal

MEETING HELD.

CONTINUED TO JANUARY 9, 1992

ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

ITEM 91.279ETETT continued

- d. Institute new fees for reviewing applications for legalization of commercial uses in neighborhood commercial zoning districts in connection with the proposed extension of amnesty provisions included in Section 179 (d) and Section 179 (f) of the Planning Code.

(TAPE: IB: #0150-1784)

Speakers: Terry Mill, Margaret Seigal
APPROVED, RESOLUTION #13206
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

9. (BASH)

Consideration of Resolution authorizing the Director or Planning to submit a Supplemental Appropriation request of \$17,689 for implementation of the proposed Neighborhood Commercial Amnesty Program.

(TAPE: IB: #1800-1821)

APPROVED, RESOLUTION #13207
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

- 10a. 91.144AVC (PAEZ)

325 ARGUELLO BOULEVARD, west side between Clement and Cornwall Streets, Lot 3 in Assessor's Block 1432 - Request for authorization of a Conditional Use for the expansion of a childcare center to accommodate up to 59 children in an RM-2 (Residential, Mixed District, Moderate Density) District.

(TAPE: IB: #1890-2211)

Speaker: Carol Robbins
APPROVED WITH CONDITIONS
MOTION #13209
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

- 10b. 91.144ACV (PAEZ)

325 ARGUELLO BOULEVARD, west side between Clement and Cornwall Streets, Lot 3 in Assessor's Block 1432 - Request for a Variance to permit the construction of a playroom addition and trellis covered porch, both of which project into the required rear yard, at the rear of the existing child care center. A five by 19-foot portion of the playroom would project five feet into the required rear yard. A seven by 42-foot portion of the trellis covered porch would project up to 12 feet, into the required rear yard area and would be 14.5 feet in height in an (Residential, Mixed District, Moderate Density) District.

(TAPE: IB: #1890-2211)

Speaker: Carol Robbins
ZONING ADMINISTRATOR CLOSED PUBLIC HEARING &
INDICATED THAT CONDITIONS FOR VARIANCE APPROVAL HAD
BEEN MET PENDING FINAL DECISION LETTER.

11a. 91.339EC (McDONALD)

701-705 NATOMA STREET, southwest corner of 8th and Natoma Streets, Lot 7 in Assessor's Block 3728. A request for authorization of conditional use to permit construction of a building containing a senior service center of approximately 10,050 square feet of area at ground level and three floors above containing 103 rooms of group housing and one manager's unit with 26 parking places in the basement level on a lot containing 11,250 square feet of area in an SLR (Service/Light Industrial/Residential) Mixed Use District with a 50-X height and bulk designation.
(Continued from Regular Meeting of November 7, 1991)

(TAPE: IA: #0040-0350)
VOTE: 7-0

CONTINUED INDEFINITELY

11b. 91.339V (McDONALD)

701-705 NATOMA STREET, southwest corner of 8th and Natoma Streets, Lot 7 in Assessor's Block 3728. Request for a MODIFICATION OF REAR YARD REQUIREMENTS under Code Section 134(e) to allow a reduced rear yard area of 2620 square feet when 2812.5 square feet are required and a PARKING VARIANCE to allow for a total of 26 off-street parking spaces when 35 spaces are required on a lot in an SLR (Service/Light Industrial/Residential) Mixed Use District with a 50-X height and bulk designation.
(Continued from Regular Meeting of November 7, 1991)

(TAPE: IA: #0040-0350)
VOTE: 7-0

CONTINUED INDEFINITELY

12. 91.474C (GREEN)

564 CASTRO STREET, west side between 18th and 19th Streets; Lot 10 in Assessor's Block 2695 -- Request for Conditional Use Authorization as set forth in City Planning Commission Motion No. 11135 for an existing food service establishment within The Castro Street Neighborhood Commercial District. The proposal is to amend the previous authorization by adding 5 tables and seating for up to 20 persons in approximately 967 square feet of floor area. No physical expansion of alteration is proposed.

(TAPE: IB: #2220-2770)

Speakers: Winston Ashweed, Susan Upstand
APPROVED WITH CONDITIONS
MOTION #13210
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

13. 91.530C (GREEN)

36A RANDOLPH STREET, north side between Bright Street and Orizaba Avenue; Lot 24 in Assessor's Block 7091 -- Request for Conditional Use Authorization to establish a SMALL SELF-SERVICE FOOD USE as defined by Section 790.91 of the Planning Code within an NC-1 Neighborhood Commercial Cluster District. The proposal is to install a self service coffee and donut food service establishment with seating for up to 6 persons with an approximately 756 square feet of floor area on the ground floor of an existing three story mixed use building.

ITEM 91.530C continued

(TAPE: IB: #2780-3157)

(TAPE: IIA: #0000-1510)

Speakers: Ferdousa Ali Yousef, project sponsor, Gene Stong, Rotinna Swarenger, Mozill Woodworth, Lucille deSalle, Hordce Wilter.

DISAPPROVED

VOTE: 5-0

MOTION #13211

ABSENT: COMMISSIONERS ENGMANN & KARASICK

14. 91.441C

(SHRIDHAR)

521 COLUMBUS AVENUE, on the west side between Green and Union Streets; Lot 005, in Assessor's Block 117 -- Request for Conditional Use Authorization to convert an existing candy store to a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.91 of the Planning Code within the North Beach Neighborhood Commercial District. The total area of the existing candy store is approximately 450 square feet. The proposal is to add tables and chairs for seating up to 14 persons and to install coffee brewing equipment and a sink within the total area of 450 square feet.

(TAPE: IIA: #1580-1935)

Speaker: Nemat Yamouti

APPROVED WITH CONDITIONS

VOTE: 5-0

MOTION #13212

ABSENT: COMMISSIONERS ENGMANN & SEWELL

15. 91.502C

(BANALES)

1801 - 22ND AVENUE, southwest corner of Noriega Street; Lot 1 in Assessor's Block 2059 -- Request for Conditional Use Authorization to convert two existing second-story dwelling units to office use within an NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to convert the existing dwelling units (approximately 1,820 square feet fo floor area total) on the second floor of the three story building to commercial office use (one tenant in each unit). Two ground level off-street parking spaces are to be converted to a commercial storefront approximately 440 square feet in size. Two dwelling units on the third floor are to remain, as well as two existing off-street parking spaces.

(TAPE: IIA: #1945-2390)

Speakers: Sheng Peng, Margaret Seigal.

DISAPPROVED

VOTE: 5-0

MOTION #13213

ABSENT: COMMISSIONERS ENGMANN & SEWELL

16. 91.465C (BERGDOLL)
1327 TARAVAL STREET, south side between 23rd and 24th Avenues; Lot 30 in Assessor's Block 2402 -- Request for Conditional Use Authorization to reduce the off-street parking requirement for a dwelling unit pursuant to Section 161(j) of the Planning Code within an NC-2 Neighborhood Commercial District. The proposal is to convert an existing ground floor off-street parking space (1) and basement into commercial office space while retaining the dwelling unit on the second floor. The project also includes the addition of 1072 square feet to the rear of the existing ground floor. The total size of the proposed ground floor commercial area is 2,166 square feet.

(TAPE: IIA: #2400-2990)

Speakers: Terry Lew for Julie Lee, Joe Balinessi
MEETING HELD.

CONTINUED TO DECEMBER 19, 1991

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

6:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 11:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

17. 91.061D (ALBERT)
2590 PINE STREET, Consideration of Discretionary Review of building permit application No. 9014416 to merge two dwelling units into one dwelling unit.

(TAPE: IIA: #3000-3149)

(TAPE: IIB: #0000-1257)

Speakers: Ms. Choy, Phillip Choy.

TAKE D.R.; INTENT TO APPROVE WITH CONDITIONS

VOTE: 6-0

FINAL LANGUAGE DECEMBER 5, 1991

PUBLIC HEARING CLOSED

ABSENT: COMMISSIONER ENGMANN

18. 91.294D (COLEMAN)
2475 PACIFIC AVENUE, southside between Fillmore and Steiner Streets, Lot 18 in Assessor's Block 587 -- Discretionary Review of Building Permit Application No. 91080995 to add a second story addition, enlarge the garage, and remodel the basement and first floor in a RH-1 (House, One-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of November 7, 1991)

ITEM 91.294D continued

(TAPE: IIB: #1265-3147)

(TAPE: IIIA: #0000-3153)

(TAPE: IIIB: #0000-0343)

Speakers: Kate Herrman, Deputy City Attorney, Antonio Rossmau, Michael Burk, rep. of project sponsor, Mark Riser, Linda Kahn, Charlett Mack, Irene Givetts, Jean Marcucchi, Vickie Powers, John Barbie, Margaret Seagal, Ramona Albright, Sandra Kirshenbaum, Ann Bloomfield, Lenette Chan, project owner, Amie Lerner, rep. of project sponsor, Joe O'Donohue.

NO D.R.

VOTE: 5-1

NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONER ENGMANN

19. 91.352D

(BLAUVELT)

2927 LARKIN STREET, west side between North Point and Bay Streets, Lot 3E in Assessor's Block 453 -- Request for Discretionary Review of Building Permit Application Nos. 9109301 and 9109304 to construct a new two-story-over-garage, single-family dwelling after demolition of the existing one-story cottage, in an RM-3 (Residential, Mixed, Medium Density) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(TAPE: IIIB: #0910-3156)

(TAPE: IVA: #0000-0735)

Speakers: Pat Harritt, Ben Lee, Jean Caramatti, Phillip Carlson, _____, Rick Mayes, Jerry Klein, Andrea (last name unknown), rep. of project sponsor, Anatoli Achtnbaum, project owner.

APPROVED AS MODIFIED WITH NO D.R.

VOTE: 3-2

CONTINUED TO CONSENT CALENDAR ON DECEMBER 5, 1991

PUBLIC HEARING CLOSED

NO: COMMISSIONERS BIERMAN & MORALES

ABSENT: COMMISSIONERS ENGMANN & KARASICK

20. 91.647D

(BLAUVELT)

1133 - 19TH STREET, southeast corner of Mississippi Street, Lot 28 in Assessor's Block 4064 -- Request for Discretionary Review of Building Permit Application No. 9019561 to construct a vertical and horizontal extension (an additional story, a small rear addition plus rear decks, and a front balcony) to the existing one-story-over-basement, single-family dwelling, in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(TAPE: IVA: #0750-2234)

Speakers: Linda Holsonbak, project owner, John Rudford, rep. of project sponsor, Gayle Keck.

NO D.R.

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & KARASICK

21. 90.620D (BERKOWITZ)
150 - 160 GRANDVIEW AVENUE, west side between Romain Street and Morgan Alley, Lots 11 and 12 in Assessor's Block 2754 - Request for Discretionary Review of Building Permit Application No. 9017648 to construct 5 single family houses in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of November 14, 1991)
(TAPE: IVA: #2240-3143)
(TAPE: IVB: #0000-2441)
Speakers: John Stanlt, Mr. Barch, Joe O'Donnohue, Paul Camdice, Peter Gass, Lou Bregetti, David Cincotta, rep. of project sponsor, Marcy Wong.
MEETING HELD.
CONTINUED TO DECEMBER 12, 1991 VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & KARASICK
22. 91.440D (BERKOWITZ)
3269 HARRISON STREET, east side between Precita Avenue and Norwich Street, Lot 23 in Assessor's Block 5526 - Request for Discretionary Review of Building Permit Application No. 9013134 for the construction of a rear yard addition to a two unit building in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(TAPE: IVB: #2445-3090)
Speakers: Susan Stern, Manual Rodrigues, Richard Gassen.
NO D.R. VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & KARASICK
23. 91.479D (BERKOWITZ)
1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and Pemberton Place, Lot 31 in Assessor's Block 2661 - Request for Discretionary Review of Building Permit Application No. 9109559 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
CONTINUED TO JANUARY 9, 1992 VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & KARASICK
24. 91.520D (BERKOWITZ)
1444 PLYMOUTH AVENUE, east side between Greenwood Avenue and Wildwood Way, Lot 4 in Assessor's Block 3162 - Request for Discretionary Review of Building Permit Application No. 9101627 for the construction of a vertical addition to a single family house in an RH-1(D) (House, One-Family, Detached Dwellings) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
CONTINUED TO DECEMBER 5, 1991 VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & KARASICK

25. 91.537D (BERKOWITZ)
861 ELIZABETH, south side between Douglass Street and Hoffman Avenue,
Lot 22 in Assessor's Block 2829 - Request for Discretionary Review of
Building Permit Application No. 9112430 for the construction of a
rear yard addition in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

CONTINUED TO DECEMBER 5, 1991

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & KARASICK

Adjourned: 11:30 p.m.

NOTICE OF CANCELLATION
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 28, 1991

The Regular Meeting of the City Planning Commission for Thursday, November 28, 1991, has been cancelled because of the Thanksgiving holiday.

Linda D. Avery
Commission Secretary

CPC:645

SF
C55
#21
2/5/91

S U M M A R Y
OF THE
ADDENDUM
OF THE
— SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
December 5, 1991
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS UNIT.

JAN 22 1992

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

EXECUTIVE SESSION 1:45 p.m.

At the recommendation of the City Attorney, the City Planning Commission will convene into Executive Session to meet on Attorney-Client matters regarding 300 Howard Street pursuant to Government Code §54956.9(b)(1).

ADJOURNMENT - 2:15 p.m.

D. DIRECTOR'S REPORT

- 4a. 90.407CVC: (PASSMORE/BLAZEJ)
3330 ARMY STREET, Informational Presentation on actions taken with respect to housing affordability related to a 25 unit housing development approved by Motion No. 12078.

Speakers: Mary Ann Dillon, Olson Lee, Leslie Braverman, City Attorney
NO ACTION

Item No. 6 is changed to Item No. 9a under the Regular Calendar.

G. REGULAR CALENDER

- 9a. 89.589BXA (BADINER)
300 HOWARD STREET, northwest corner of Howard and Beale Streets with frontage on Fremont Street, Lots 5, 6, 7, 8 and 9 in Assessor's Block 3719 - Request for Project Authorization under the Annual Limit for 385,712 gsf of office space, request for Section 309 determinations (Downtown Plan Review) and a request for a Permit to Alter the Category III Marine Electric Building, in the C-3-0 (SD) (Downtown Commercial Office, Special Development) District and a 350-S Height and Bulk District.

The net addition of 385,712 gsf of office space would be subject to the Office Affordable Housing Production Program of Planning Code Section 313 and the Child Care Requirements of Planning Code Section 314.

The project consists of a 347 foot high, 28 story building, the construction of an open space fronting on Howard and Fremont Streets and the rehabilitation of 342 Howard Street, the Marine Electric Building.

ITEM 89.589BXA

The total project would contain up to 385,712 gsf of office space, 2,374 gsf of retail space and 27,300 gsf of parking.

NOTE: ON SEPTEMBER 19, 1991 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-2. COMMISSIONERS BIERMAN AND MORALES DISSENTING.

THE COMMISSION WILL HOLD A PUBLIC HEARING ON POSSIBLE CHANGES TO THE PROPOSED AFFIRMATIVE ACTION CONDITIONS.

THIS ITEM IS BEFORE THE COMMISSION FOR CONSIDERATION OF FINDINGS AND FINAL CONDITIONS.

(Continued from Regular Meeting of November 21, 1991)

(TAPE: IIA: #498/543-832)

Speakers: Mark Simpson, Marsha Rosen, Leslie Clackston

APPROVED WITH CONDITIONS

VOTE: 5-2

MOTION #'S 13216 (PERMIT TO ALTER)

13217 (SECTION 309)

13218 (SECTION 321)

DISSENTING: COMMISSIONERS BIERMAN & MORALES

CPC:647

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
December 5, 1991
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The Commission took a short recess at approximately 3:30 p.m.

PRESENT: Commissioners Bierman, Boldridge, Engmann, Hu, Morales, Karasick
and Sewell.

1:30 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HU AT 1:30 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore
- Zoning Administrator, Larry Badiner, Hillary Gitelman, Mike Berkowitz,
Gerald Green, Andy Blauvelt, Peter Albert, Alec Bash, Barry Pearl, Gene
Coleman and David Hood - Acting Secretary.

A. ITEMS TO BE CONTINUED

1. 91.398E (GITELMAN)
940 BATTERY STREET, between Green and Vallejo Streets, Lot 4A in
Assessor's Block 136 -- Appeal of a Preliminary Negative
Declaration. The proposed project would create up to twelve
live/work units in an existing three-story (over basement) warehouse
building in the Northeast Waterfront Historic District. A new
penthouse would increase the building's height to approximately 65
feet.
(Proposed for continuance to December 12, 1991)

CONTINUED TO DECEMBER 12, 1991

VOTE: 7-0

2. 91.520D (BERKOWITZ)
1444 PLYMOUTH AVENUE, east side between Greenwood Avenue and Wildwood
Way, Lot 4 in Assessor's Block 3162 - Request for Discretionary
Review of Building Permit Application No. 9101627 for the
construction of a vertical addition to a single family house in an
RH-1(D) (House, One-Family, Detached Dwellings) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of November 21, 1991)
(Proposed for continuance to December 19, 1991)

CONTINUED TO DECEMBER 19, 1991

VOTE: 7-0

3. 91.537D (BERKOWITZ)
861 ELIZABETH, south side between Douglass Street and Hoffman Avenue,
Lot 22 in Assessor's Block 2829 - Request for Discretionary Review of
Building Permit Application No. 9112430 for the construction of a
rear yard addition in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of November 21, 1991)
(Proposed for continuance to December 19, 1991)

CONTINUED TO DECEMBER 19, 1991

VOTE: 7-0

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

1. Samuel Kwong

C. COMMISSIONERS' QUESTIONS AND MATTERS

None

D. DIRECTOR'S REPORT

4. (GREEN)
2495 CALIFORNIA STREET, southeast corner at Steiner Street, Lot 19A
in Assessor's Block 654. Informational presentation regarding
proposed revisions to project previously authorized by Planning
Commission as set forth in City Planning Commission Motion No. 11974.

Speakers: Gerald Green, Staff, Robert McCarthy, Bruce Baumann
NO ACTION REQUIRED

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

5. 91.565D (BLAUVELT)
2431 BALBOA STREET, south side between 25th and 26th Avenues, Lot 26
in Assessor's Block 1619 -- Consideration of Building Permit
Application No. 9114942 to revise a previously issued permit
(Building Permit Application 9013199) to include work done beyond the

ITEM 91.565D continued

scope of the previous permit. The previous permit was to expand the building and add a second unit to the existing two-story, single-family dwelling, in an RH-2 (House, Two-Family) District. The work in question is the demolition and replacement of certain walls. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(Continued from Regular Meeting of November 14, 1991)

NOTE: ON SEPTEMBER 19, 1991, THE COMMISSION TOOK DISCRETIONARY REVIEW AND PASSED A MOTION OF INTENT TO DISAPPROVE BY A VOTE OF 6-0. COMMISSIONER ELZEY WAS ABSENT.

(TAPE: IB: #000-495)

Speakers: John Alioto, Brett Gladstone, (first name unknown) Wassau, Joe O'Donoghue, Joan Fosbery, Claudia McHewey, Michael Ryer, Pete Riger, Edith McMillan, Margaret Siegel, John Alioto

DISAPPROVED

VOTE: 4-2

MOTION #13214

EXCUSED: COMMISSIONER BOLDRIDGE

DISSENTING: COMMISSIONERS HU & KARASICK

6. 89.589BXA

(BADINER)

300 HOWARD STREET, northwest corner of Howard and Beale Streets with frontage on Fremont Street, Lots 5, 6, 7, 8 and 9 in Assessor's Block 3719 - Request for Project Authorization under the Annual Limit for 385,712 gsf of office space, request for Section 309 determinations (Downtown Plan Review) and a request for a Permit to Alter the Category III Marine Electric Building, in the C-3-0 (SD) (Downtown Commercial Office, Special Development) District and a 350-S Height and Bulk District.

The net addition of 385,712 gsf of office space would be subject to the Office Affordable Housing Production Program of Planning Code Section 313 and the Child Care Requirements of Planning Code Section 314.

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NOTE: ON SEPTEMBER 19, 1991 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-2. COMMISSIONERS BIERMAN AND MORALES DISSENTING.

(Continued from Regular Meeting of November 21, 1991)

SEE #9a ON THE ADDENDUM

7. 91.061D (ALBERT)

2590 PINE STREET, Consideration of Discretionary Review of building permit application No. 9014416 to merge two dwelling units into one dwelling unit.

(Continued from Regular Meeting of November 21, 1991)

NOTE: ON NOVEMBER 21, 1991, THE COMMISSION PASSED A MOTION TO TAKE DISCRETIONARY REVIEW WITH AN INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER ENGMANN WAS ABSENT.

(TAPE: IB: #505-543)

APPROVED WITH CONDITIONS

VOTE: 6-0

MOTION #13215

EXCUSED: COMMISSIONER ENGMANN

F. CONSENT CALENDAR--PUBLIC HEARING CLOSED

NOTE: PURSUANT TO PLANNING COMMISSION SPECIAL DISCRETIONARY REVIEW HEARING PROCEDURES, IF THE COMMISSION REACHES A 3-1 (OR 3-2) VOTE TO NOT TAKE OR TAKE DISCRETIONARY REVIEW WITH AN INTENT TO APPROVE OR DISAPPROVE A PROPOSAL, THE CASE IS CONTINUED TO THE FULL COMMISSION ON CONSENT CALENDAR WITH RECOMMENDATION. IF A COMMISSIONER REQUESTS A NEW FULL PUBLIC HEARING ON A CONSENT CALENDAR ITEM, THE MATTER WILL BE REMOVED FROM THE CONSENT CALENDAR AND HEARD AS A REGULAR CALENDAR ITEM FOR PUBLIC TESTIMONY ON THE SAME DAY AS THE CONSENT DATE. THE COMMISSION PRESIDENT WILL ANNOUNCE THE TIME OF SUCH HEARING AT THE TIME THE MATTER IS REMOVED FROM THE CONSENT CALENDAR.

8. 91.352D (BLAUVELT)

2927 LARKIN STREET, west side between North Point and Bay Streets, Lot 3E in Assessor's Block 453 -- Request for Discretionary Review of Building Permit Application Nos. 9109301 and 9109304 to construct a new two-story-over-garage, single-family dwelling after demolition of the existing one-story cottage, in an RM-3 (Residential, Mixed, Medium Density) District.

(Continued from Regular Meeting of November 21, 1991)

NOTE: ON NOVEMBER 21, 1991, THE COMMISSION VOTED 3-2 NOT TO TAKE DISCRETIONARY REVIEW WITH AN INTENT TO APPROVE THE PROPOSAL AS MODIFIED. DISSENTING WERE COMMISSIONERS BIERMAN AND MORALES. COMMISSIONERS ENGMANN AND KARASICK WERE ABSENT.

(TAPE: IB: #546-607)

NO D.R.

VOTE: 4-3

DISSENTING: COMMISSIONERS BIERMAN, ENGMANN & MORALES

G. REGULAR CALENDAR

9. (BARDIS)

Community Presentation on University of California, San Francisco (UCSF), and the Neighborhood--A Historic Perspective.

NOTE: In response to community concern, the Commission has allocated 30 minutes for a community presentation regarding the history of the University of California, San Francisco and the neighborhoods.

(Continued from Regular Meeting of November 7, 1991)

ITEM 9 continued

(TAPE: IB: #609-END)

(TAPE: IIA: #000-497)

Speakers: Beatrice Laws, C. DeLaus Butz, John Bardis, Sylvia Bunchoff, Catherine Devencinci, Calvin Welch
MEETING HELD.
NO ACTION REQUIRED.

10.

(BADINER)

OFFICE DEVELOPMENT LIMITATION PROGRAM, consideration of Rules and Regulations for previously approved projects regarding construction of projects subject to the Office Development Limitation Program (Annual Limit).
(Continued from Regular Calendar of October 31, 1991)

(TAPE: IIB: #000-083)

Speakers: Bob McCarthy, Sue Hestor
APPROVED AS READ INTO THE RECORD.
VOICE VOTE ONLY REQUIRED.

VOTE: 7-0

11. 91.279ETETT MODIFY EXISTING FEES AND INSTITUTE NEW FEES (BASH)

(a) Eliminate exemptions for nonprofit organizations from planning fees (Planning Code and Administrative Code)
(Continued from Regular Meeting of November 21, 1991)

(b) Authorize certain nonprofit housing development corporations to defer payment of fees for initial environmental evaluations, environment impact reports, and applications for change in setback lines, reclassifying property or imposing interim controls, conditional use, planned unit development or variance, for certain affordable housing developments, to the time of permit issuance. (Planning Code and Administrative Code)
(Continued from Regular Meeting of November 21, 1991)

(TAPE: IIA: #515-523)

CONTINUED TO DECEMBER 19, 1991.

VOTE: 7-0

12. 86.505EMTZRS TENTATIVE MAP SUBDIVISION (BASH)

MISSION BAY area, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street; Assessor's Block numbers 3795-3798, 3804-3806, 3809, 3810, 3813, 3819, 3822, 3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942 and 3944; Lot 2 in Block 3940; portion of Block 3941 westerly of China Basin Street; Lot 6 in Block 3943; Lot 1 in Block 3948; and portion of Block 9900 along China Basin Street.

Review for Consistency with the Master Plan of a subdivision with approximately 65 lots in Mission Bay MB-R-1 (Residential, Mixed District, Low Density), MB-R-2 (Residential, Mixed District, Moderate Density), MB-R-3 (Residential, Mixed District, Medium Density), MB-NC-2 (Small Scale Neighborhood Commercial District) MB-H (Hotel), MB-NC-S (Neighborhood Commercial Shopping Center District), MB-CF

ITEM 86.505EMTZRS continued

(Community Facilities District), MB-OS (Open Space District), and the MB-CI (Mission Bay Commercial-Industrial District) zoning districts, and the M-1 (Light Industrial District), and M-2 (Heavy Industrial District) zoning districts.

The Mission Bay Environmental Impact Report ("EIR") is a program EIR pursuant to Section 15168 of the California Environmental Quality Act ("CEQA").

This subdivision is within the scope of the Mission Bay program EIR and was adequately described, for the purposes of CEQA, in the Mission Bay EIR.

(TAPE: IIB: #084-825)

(TAPE: IIIA: #000-424)

Speakers: Noreen Ambrose, City Attorney, Jim Augustino, Daj Oberg, Sam Kwong, Virginia Conway, Mike Perlman

MEETING HELD.

CONTINUED TO DECEMBER 12, 1991.

VOTE: 7-0

13. 91.499C (GREEN)

3087 - 16TH STREET, south side between Valencia Street and Rondel Place; Lot 50 in Assessor's Block 3569 -- Request for Conditional Use Authorization to re-establish a Restaurant/Bar with Other Entertainment services within the Valencia Street Neighborhood Commercial District. The proposal is to replace a former restaurant/bar which offered dancing and live-entertainment granted a 1 year authorization by City Planning Commission Motion No. 11652 with a new operation (La India Bonita). The new operation will also include a restaurant/bar and will also continue dancing and provision of live entertainment. One Pool table will also be added to the establishment. The approximate size of the proposed establishment is 2,756 square feet with seating for up to 99 persons.

(TAPE: IIIA: #437-500)

APPROVED WITH CONDITIONS

VOTE: 6-0

MOTION #13219

ABSENT: COMMISSIONER BOLDRIDGE

14. 91.560C (GREEN)

3198 - 16TH STREET, northeast corner of Guerrero Street; Lot 27 in Assessor's Block 3555 -- Request for Conditional Use Authorization to establish a LARGE FAST FOOD RESTAURANT as defined by Section 790.90 of the Planning Code in the ground floor of an existing three story building located within the Valencia Street Neighborhood Commercial District. The proposal is to install a self-service styled restaurant serving Mexican foods in approximately 2,500 square feet of floor area.

CONTINUED TO JANUARY 9, 1992

VOTE: 7-0

15. 91.365C (PEARL)
2550, 2560, 2580-2590 GEARY BOULEVARD; northeast corner of Presidio Avenue; Lots 8, 9, 11, 26 and 27 in Assessor's Block 1082: -- Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a total of 56 DWELLING UNITS in three buildings and ground story commercial use in two buildings to establish legal use of three dwelling units constructed without benefit of permit at 2250 Geary Boulevard (Lots 8, 9 and 11) requiring modification of the City Planning Code standards for DWELLING UNIT DENSITY, in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 50-X Height and Bulk District.
(Continued from Regular Meeting of October 31, 1991)

CONTINUED TO FEBRUARY 27, 1992

VOTE: 7-0

16. 90.150ZE (PEARL)
28 THROUGH 65 HOWTH STREET, east and west sides between Ocean and Geneva Avenues, Lots 2A, 2B, 2C, 3A and 3B in Assessor's Block 6947 and Lots 12A, 12C, 12E, 12F and 22 in Assessor's Block 6948 -- Request for reclassification of the subject properties from RH-1 (House, One-Family) to RH-2 (House, Two-Family). All of the properties contain existing structures. A total of ten dwelling units are currently authorized on the subject properties and a total of twenty-one (21) dwelling units would be permitted on the ten parcels (lot number 12A in Assessor's Block 6947 would permit a third dwelling unit upon the granting of Conditional Use authorization by the City Planning Commission) if the reclassification is approved. Lot number 12A in Assessor's Block 6947 (31 Howth Street) is currently the subject of code abatement action by the Department of City Planning and the Bureau of Building Inspection under Superior Court Case Number 868-858 related to installation of three additional dwelling without benefit of permit. If approved, the proposed reclassification would permit legalization of two of the three additional units.

(TAPE: IIIA: #502-833)

Speakers: David Cincotta, Russell Shad
INTENT TO APPROVE
FINAL LANGUAGE ON DECEMBER 19, 1991
PUBLIC HEARING CLOSED

VOTE: 7-0

7:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 7:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 11:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

17. 91.241D (COLEMAN)
142 EDINBURGH STREET, between Avalon Street and Peru Avenue, Lot 11
in Assessor's Block 5956 -- Discretionary Review of Building Permit
Application No. 90105155 -- to construct a two story single family
dwelling, in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of November 21, 1991)

(TAPE: IIIA: #427-435)
VOTE: 7-0

CONTINUED TO JANUARY 9, 1992

18. 91.535D (PASSMORE/COLEMAN)
547-49 TEXAS STREET, eastside between 20th and 22nd Streets, Lot 58,
in Assessor's Block 4102 --- Request for Discretionary Review of
Building Permit Application No. 9107796 to tear down an existing
porch and replace it with a new porch in an RH-2 (House, Two-Family)
district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

(TAPE: IIIB: #000-196)

Speakers: June Taylor, Roger Levin, John Murray, Mr. Ramirez,
property owner
NO D.R.

VOTE: 7-0

19. 91.480D (PASSMORE/COLEMAN)
568-5TH AVENUE, eastside between Anza and Balboa Streets, Lot 34 in
Assessor's Block 1547 --- Discretionary Review of building permit
applications Nos. 9112502, 91102503, 91102504, and 91102505, to
demolish two single family dwellings and a garage all on the same
lot. To erect a two story over garage three unit structure in an
RH-3 (House Three Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

(TAPE: IIIB: #197-605)

Speakers: DR applicant's attorney, Jake McGoldrick, Ward Dietz, Jane
Braderick, Lea Fujab, Steve Vettel
PASSED MOTION TO TAKE D.R.
CONTINUED TO JANUARY 9, 1992
DISSENTING: COMMISSIONER KARASICK

VOTE: 6-1

Adjourned: 9:05 p.m.

CPC:646

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#21
2/12/91

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
December 12, 1991
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS

JAN 23 1992

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, J. Thompson for Boldridge, Hu, Morales,
L. Tom for Karasick.

ABSENT: Commissioners Engmann and Sewell.

1:45 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HU AT 1:45 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore
- Zoning Administrator, Andy Blauvelt, Glenda Skiffer, George Williams,
Carol Roos, Hillary Gitelman, Eva Liebermann, Lilia Medina, Larry Badiner,
Paul Maltzer, Jim Miller, Grace Hing, Gerald Green, David Hood, Alec Bash,
Mary Gallagher, Inge Horton, Gene Coleman, Mark Paez and Linda Avery -
Administrative Secretary.

EXECUTIVE SESSION

At the recommendation of the City Attorney, the City Planning Commission will
convene into Executive Session to meet on Attorney-Client matters regarding 84
South Park Avenue pursuant to Government Code §54956.9(b)(1).

NO ACTION TAKEN

Adjournment - 2:20 p.m.

2:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.568D (NISHIMURA)
230 CONCORD STREET, west side between Brunswick Street and Pretor
Way, Lot 26 in Assessor's Block 6487. Request for Discretionary
Review of Building Permit Application No. 9101145, a proposal to
construct a two-story, twenty feet high, approximately 18 feet 10
inches deep and 26 feet 6 inches wide addition to the rear of the
existing single-family dwelling on a slightly irregular shaped lot
having 86.43 feet of depth along the side property line on its north
side, 84.20 feet of depth along the side property line of its south
side, 29.69 feet of frontage and 26.60 feet wide along its rear
property line.
(Proposed for continuance to December 19, 1991)

CONTINUED TO DECEMBER 19, 1991.

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

2. 90.620D (BERKOWITZ)
150 - 160 GRANDVIEW AVENUE, west side between Romain Street and
Morgan Alley, Lots 11 and 12 in Assessor's Block 2754 - Request for
Discretionary Review of Building Permit Application No. 9017648 to
construct 5 single family houses in an RH-2 (House, Two-Family)
district.
(Proposed for continuance to December 19, 1991)

CONTINUED TO DECEMBER 19, 1991.

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

(TAPE: IA: #0255-1118)

SPEAKER: Edith McMillian
RE: 2431 Balboa Street

SPEAKER: Bernard Schouder, S.F. Tomorrow
RE:

SPEAKER: Mike Page
RE: Items 19-24 on today's calendar

SPEAKER: John Bardis
RE: UCSF/Neighborhood - Presentation on December 5, 1991

SPEAKER: Margaret Segal
RE: RCC items on today's calendar (#19-24)

C. COMMISSIONERS' QUESTIONS AND MATTERS

(TAPE: IA: #1122-1172)

SPEAKER: Wayne Hu

D. DIRECTOR'S REPORT

3. TIER III (PASSMORE/BLAUVELT)
3229 JENNINGS STREET, between Jamestown and Ingerson Streets, Lot 54
in Assessor's Block 4969 -- Informational presentation of Building
Item 2 continued
Permit Application No. 9112389 to add a rear horizontal extension to
an existing single-family dwelling. This project is being brought to
the Commission's attention pursuant to Planning Commission Resolution
NO. 12044.

(TAPE: IA: #1175-1272)

NO OPPOSITION.
NO ACTION.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

4. 90.747C (SKIFFER)
6700 FULTON STREET, northwest corner at 43rd Avenue, Lot 21 in
Assessor's Block 1686 -- Request for Conditional Use Authorization to
allow approximately 39 children in a childcare facility in a single
family dwelling in an RH-2 (House, Two Family) District and a 40-X
Height and Bulk District.
(Continued from Regular Meeting of September 19, 1991)
NOTE: ON SEPTEMBER 19, 1991 COMMISSION PASSED MOTION OF INTENT TO
APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER ELZEY WAS
ABSENT.

CONTINUED TO JANUARY 9, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

F. REGULAR CALENDAR

5. (WILLIAMS)
RINCON POINT SOUTH BEACH REDEVELOPMENT PLAN AMENDMENT, by amending
the Project Area boundaries and the Preliminary Redevelopment Plan to
add real property to Parcel C-1 within the Rincon Point subarea
specifically the easterly 3,446 square fee of Lot 24 of Assessor's
Block 3741 and to delete "hotel complex" and substitute "office" as a
permitted use on the portion of Assessor's Block 3741 which is
included in the Redevelopment Plan, as amended by this action.

(TAPE: IA: #1280-2319)

SPEAKERS: Tom Conrad, Redevelopment Agency, John Bardis

ACTION: APPROVED AS MODIFIED

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

RESOLUTION NO: 13220

6. 90.808E

(ROOS)

PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT, San Francisco Main Library. 100 Larkin Street, 200 Larkin Street, and Fulton Street (between Larkin and Hyde Streets); Assessor's Block 353, Lot 1, Assessor's Block 354, Lot 1 and the portion of Fulton Street between these two blocks - Construction of a New Main Library, alterations to the existing Main Library to contain the Asian Art Museum, and closure of Fulton Street for use as a pedestrian mall. 1) For the new Main Library, demolition of 100 Larkin Street, elimination of a surface parking lot and relocation of the Pioneer Monument. Construction of a six-story -plus-basement approximately 80-foot-tall building containing about 400,000 sq. ft. of library and associated uses; reconstruction of the Brooks Hall ramp, construction of a loading area, and seven parking spaces; and relocation of the Pioneer Monument within Civic Center. 2) For the Asian Art Museum, demolition of 45 Hyde Street and elimination of an employee parking lot. Seismic strengthening of the existing main library building; exterior and interior alterations to accommodate museum use, totalling about 224,000 sq. ft. (about 50,000 new sq. ft. including an addition at 45 Hyde Street.); and provision of loading space. 3) For the Fulton Street Mall, elimination of about 90 parking spaces and conversion to a pedestrian mall.

NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5:00 P.M. DECEMBER 23, 1991.

(TAPE: IA: #2330-3151)

(TAPE: IB: #0000-3155)

(TAPE: IIA: #0000-1012)

A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

SPEAKERS: Jim Haas, Edith McMillian, Sba Kurlander, Mary Ann Miller, Brian Brackney, Marilyn Hape Smulyan, Winshell Hayward, Ed Michael, Frederick L. Miller, Elizabeth Martin, Mathew Bigrhy, Phillis Bursch, Edward Evans, Jane Winslow, Ms. Curtler, Jason Gibbs, David Trin, Michael Lavin, Kelly Pullen, Ann Bloomfield, V.P., Landmarks Board, Margaret Seigal, Rawona Albright, John Barbee, Steven Pantos, Bernard Schrosler, Rand Castell

MEETING HELD.

ACTION: MOTION TO CLOSE THE PUBLIC HEARING PASSED

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

7. 91.398E

(GITELMAN)

940 BATTERY STREET, between Green and Vallejo Streets, Lot 4A in Assessor's Block 136 -- Appeal of a Preliminary Negative Declaration. The proposed project would create up to twelve live/work units in an existing three-story (over basement) warehouse building in the Northeast Waterfront Historic District. A new penthouse would increase the building's height to approximately 65 feet.

(Continued from Regular Meeting of December 5, 1991)

ITEM 91.398E continued

(TAPE: IIA: #1025-2043)

A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.
NEG. DEC. APPEAL WITHDRAWN.

HEARING ON CERT. OF APPROPRIATENESS JANUARY 16, 1992

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

8. 91.443CV (LIEBERMANN)

139 BROAD STREET, southside between Capitol and Plymouth, lot 35 in Assessor's Block 7113--Request for authorization of Conditional Use for a COMMUNITY CULTURAL CENTER of 1218 sq. ft., also requiring a variance of the rear-yard requirements of the City Planning Code, in a RH-2 (Two-Family Residential) District.

(TAPE: IIA: #2065-3134)

(TAPE: IIB: #0000-1266)

SPEAKERS: Willis Kurt, Larry Ukalli Johnson Red, Agnes Moor, Naomi Williams, Winnie Ward, Eva Burnette, C. Will Turner, Judge Contrell, Jr.

ACTION: INTENT TO APPROVE WITH CONDITIONS

VOTE: 5-0

FINAL LANGUAGE: JANUARY 16, 1992; PUBLIC HEARING CLOSED

ABSENT: COMMISSIONERS ENGMANN & SEWELL

9. 91.306EZ (MEDINA)

4220 ARMY STREET, north side, between Castro and Diamond Streets. Lots 40 and 46 of Assessor's Block 6562 -- Request for reclassification of the two lots from RM-1 (Mixed Residential - Low Density) and RH-1 (House - Single Family) to RM-3 (Mixed Residential - Medium Density). The project is intended to legalize two (currently illegal) units in an existing 38 unit building. Although no physical change is proposed at this time, the rezoning would increase the number of permitted units on the site to a total of 51.

(TAPE: IIB: #1670-2555)

SPEAKER: Andy Forest

MEETING HELD.

ACTION: CONTINUED TO JANUARY 16, 1992

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

10. 90.546Z (BADINER)

109 BERRY STREET: Block bounded by Berry, Third, Fourth Streets and China Basin Channel, Lots 5 and 6 in Assessor's Block 3803--Request for Reclassification of the block from a 40-X Height and Bulk District to a 60-X Height and Bulk District.

ACTION: CONTINUED INDEFINITELY

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

11. 87.847E (MALTZER)
DAVIES MEDICAL CENTER ANNEX AND PARKING STRUCTURE, Assessor's Block 3539, Lot 1, bounded by Castro, Duboce, Noe and 14th Streets. Certification of Final Environmental Impact Report on the proposed construction of four-story, 48,500 sq. ft. medical office/hospital annex, and three-story, 294 space parking structure within existing Davies Medical Center site.

(TAPE: IIB: #3000-3100)

A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

ACTION: APPROVED - FINAL ENVIRONMENTAL IMPACT REPORT VOTE: 5-0
CERTIFIED

ABSENT: COMMISSIONERS ENGMANN & SEWELL
MOTION NO: 13224

12. 87.847CBR (BADINER)
DAVIES MEDICAL CENTER, block bounded by Castro, Duboce, Noe and 14th Streets, Assessor's Block 3539, Lot 1--Request for Project Authorization for a Medical Office Building at the corner of Duboce and Noe Streets containing approximately 36,000 square feet of office space subject to the Office Development Limitation Program and a Request for Conditional Use Authorization and Planned Unit Development under Planning Code Section 209.3 to allow an institutional use in a Residential District for the Medical Office Building and an approximately 294 space parking garage at the corner of Castro and 14th Streets. The Medical Office Building would be four stories and approximately 55' in height stepping up the hill. It would contain a total of about 50,000 square feet of space including the office use, labs, waiting rooms and education facilities. The parking lot would be three stories and approximately 30 feet in height.

The project sponsor has requested to modify the sidewalk width of the west side of Noe Street between Duboce Avenue and 14th Street, requiring a Master Plan Referral.

The project site is located in an RH-3 (Residential, Three Family) District and 65-D and 130-E Height and Bulk District.
(Continued from Regular Meeting of November 14, 1991)

(TAPE: IIB: #3105-3138)

(TAPE: IIIA: #0000-2871)

A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

SPEAKERS: Greg Manardo, Project sponsor, Tom Davis, Karen Apana, Mr. Pursley, Tom Carney, Imani Harrington, Matt O'Brady, Ann Kramer, Dr. Harry Bunky, Steve Fallunsby

MEETING HELD.

ACTION: CONTINUED TO JANUARY 23, 1992

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

13. 90.513EC (MILLER)
999 BROTHERHOOD WAY, south side between Lake Merced and Junipero Serra Boulevards, Lot 16 in Assessor's Block 7380--Request for authorization of Conditional Use for the EXPANSION OF A RELIGIOUS FACILITY (Holy Trinity Greek Orthodox Church) by construction of a PARISH ATHLETIC CENTER of approximately 23,000 square feet in an RH-1(D) (House, One-Family Detached Dwellings) district.

(TAPE: IIB: #2565-2699)

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

MOTION NO: 13221

14. 91.463C (HING)
782 ARGUELLO BOULEVARD, east side between Golden Gate Avenue and McAllister Street; Lot 21 in Assessor's Block 1167 -- Request for Conditional Use Authorization to establish a Small Self-Service food establishment (as defined by Section 790.91 of the Planning Code) in an NC-1 (Neighborhood Commercial Cluster District). The proposal is to add six tables and twelve chairs within a 150 square foot area in an existing retail grocery store approximately 5,000 square feet in total area.

(TAPE: IIB: #2702-2805)

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

MOTION NO: 13222

15. 90.794C (GREEN)
1345 BUSH STREET, south side between Polk and Larkin Streets; Lot 14 in Assessor's Block 669 -- Request for Conditional Use Authorization to establish a FULL-SERVICE RESTAURANT as defined by Section 790.92 of the Planning Code with the Polk Street Neighborhood Commercial District. The proposal is to establish a full-service restaurant in the basement of the Alliance Francaise, a non-profit organization. The restaurant is intended to serve the members of Alliance and guests and will occupy approximately 800 square feet of floor area and contain seating for up to 32 persons.

(TAPE: IIB: #2810-2995)

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

MOTION NO: 13223

16. 91.347C (GREEN)
1499 CALIFORNIA STREET, northeast corner of Larkin Street; Lot 16 in Assessor's Block 250 -- Request for Conditional Use Authorization to establish a FULL-SERVICE RESTAURANT as defined by Section 790.92 of the Planning Code with a Bar within the Polk Street Neighborhood Commercial District. The proposal is to establish a Full-Service Restaurant and Bar at the street level of an existing 5 story mixed-use building. The proposed restaurant/bar will contain seating for up to 48 persons in approximately 3,600 square feet of floor area.

CONTINUED TO JANUARY 16, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

17. 91.225C (HOOD)
84 SOUTH PARK AVENUE, north side between Second Street and Center Place, Lot 55 in Assessor's Block 3775 - Request for authorization of conditional use to convert a vacant building whose last legal use was as a 17-room residential hotel with one dwelling unit to one of three proposed uses: 1) a single-family house 2) a primary dwelling unit with a ground-floor secondary dwelling unit, or 3) a primary dwelling unit with ground-floor commercial space in the South Park District. (Continued from Regular Meeting of November 21, 1991)

(TAPE: IIIA: #2885-3149)

(TAPE: IIIB: #0000-3146)

(TAPE: IVA: #0000-0615)

A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

SPEAKERS: Michael Liebermann, Project sponsor, Sue Hestor, Toby Levi, Bob Meyers, rep. of project sponsor, John Sayerman, Tom McDonald, David Ronetti, Armondo Diaz, Ed Sapp, Christopher Layton, Bob Vordes, George Sellen, Janett Herrerro, Adell Lee, Wayne Rieke, Jules Lavayie

ACTION: INTENT TO APPROVE WITH CONDITIONS (PROPOSAL #3). VOTE: 5-0
FINAL LANGUAGE JANUARY 9, 1992

PUBLIC HEARING CLOSED

ABSENT: COMMISSIONERS ENGMANN & SEWELL

18. 86.505EMTZRS TENTATIVE MAP SUBDIVISION (BASH)
MISSION BAY area, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street; Assessor's Block numbers 3795-3798, 3804-3806, 3809, 3810, 3813, 3819, 3822, 3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942 and 3944; Lot 2 in Block 3940; portion of Block 3941 westerly of China Basin Street; Lot 6 in Block 3943; Lot 1 in Block 3948; and portion of Block 9900 along China Basin Street.

Review for Consistency with the Master Plan of a subdivision with approximately 65 lots in Mission Bay MB-R-1 (Residential, Mixed District, Low Density), MB-R-2 (Residential, Mixed District, Moderate Density), MB-R-3 (Residential, Mixed District, Medium Density), MB-NC-2 (Small Scale Neighborhood Commercial District) MB-H (Hotel), MB-NC-S (Neighborhood Commercial).

Shopping Center District), MB-CF (Community Facilities District), MB-OS (Open Space District), and the MB-CI (Mission Bay Commercial-Industrial District) zoning districts, and the M-1 (Light Industrial District), and M-2 (Heavy Industrial District) zoning districts.

The Mission Bay Environmental Impact Report ("EIR") is a program EIR pursuant to Section 15168 of the California Environmental Quality Act ("CEQA").

ITEM 86.505EMTZRS continued

This subdivision is within the scope of the Mission Bay program EIR and was adequately described, for the purposes of CEQA, in the Mission Bay EIR.

(Continued from Regular Meeting of December 5, 1991)

(TAPE: VB: #2579-3171)

(TAPE: VIA: #0000-2484)

A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

SPEAKERS: Sam Kwong, Noreen Ambrose, City Attorney's Office
MEETING HELD.

ACTION: CONTINUED TO DECEMBER 19, 1991

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN, SEWELL & THOMPSON

6:00 P.M.

*19. 91.214E, 91.215E, 91.327E, 91.328E (GALLAGHER)

Residential Conservation Controls (RCC) and Demolition and Extensive Alteration Controls -- Appeal of a Preliminary Negative Declaration on four proposed ordinances -- the Residential Cons. Controls proposed on an interim basis, the RCC proposed as permanent controls, the Demolition and Extensive Alteration Controls proposed on an interim basis and the Demolition and Extensive Alteration Controls proposed as permanent controls. The RCC creates a new article to the Planning Code combining all provisions regarding RH, RM and RE districts either by incorporation or reference, amending provisions for height and rear yard requirements to define the potential building form and appearance of new construction and alteration of existing buildings, and requiring compliance with the Residential Design Guidelines, revising the off-street parking requirements for new construction and alterations in RH-1(D), RH-1, RH-1(S) and RH-2 districts, revising the dimensions for off-street parking spaces for all use districts citywide, revising procedures for notification and review of permit applications, adding definitions, establishing fees for the review of permits for exceptions, and amending the Dolores Heights Special Use District. The demolition and extensive alteration controls contain provisions prohibiting demolition and extensive alteration of residential buildings in RH-1(D), RH-1(S) and RH-2 districts and requiring that affordable rental units in RH-3, RM and RE districts be replaced with comparable units in case of demolition or extensive alteration, prohibiting demolition or extensive alteration of historic residential buildings in RH, RM and RE districts, requiring approval of the replacement structure before issuing a demolition or extensive alteration-permit, permitting demolition or extensive alteration of non-complying portions of a building, and including definitions.

(Continued from Regular Meeting of September 26, 1991)

(TAPE: IVA: #0635-2419)

MEETING HELD.

ACTION: CONTINUED TO JANUARY 16, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

*ITEMS WERE CALLED & HEARD TOGETHER

- *20. 91.214ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS - Public hearing on the proposed ordinance initiated as interim controls. The proposed ordinance creates a new article to the Planning Code combining all provisions regarding RH, RM and RE districts either by incorporation or reference, amending provisions for height and rear yard requirements to define the potential building form and appearance of new construction and alteration of existing buildings and requiring compliance with the Residential Design Guidelines, revising the off-street parking requirements for new construction and alterations in RH-1(D), RH-1, RH-1(S) and RH-2 districts, revising the dimensions for off-street parking spaces for all use districts citywide, revising procedures for notification and review of permit applications, adding definitions, establishing fees for the review of permits for exceptions, and amending the Dolores Heights Special Use District. Except as indicated above, these controls are proposed to be applicable to all RH, RM and RE districts except the Bernal Heights Special Use District.
(Continued from Regular Meeting of October 17, 1991)

(TAPE: IVA: #0635-2419)

MEETING HELD.

ACTION: CONTINUED TO JANUARY 16, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

*ITEMS WERE CALLED & HEARD TOGETHER

- *21. 91.215ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS - Public hearing on the proposed ordinance initiated as permanent controls. For a description of the proposed ordinance please refer to Case No. 91.214ET above.
(Continued from Regular Meeting of October 17, 1991)

(TAPE: IVA: #0635-2419)

MEETING HELD.

ACTION: CONTINUED TO JANUARY 16, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

*ITEMS WERE CALLED & HEARD TOGETHER

- *22. 91.327ET (HORTON)
RESIDENTIAL DEMOLITION AND EXTENSIVE ALTERATION CONTROLS - Public hearing on the proposed ordinance initiated as interim controls. The proposed ordinance contains provisions prohibiting demolition and extensive alteration of residential buildings in RH-1(D), RH-1 and RH-1(S) and RH-2 districts and requiring that affordable rental units in RH-3, RM and RE districts be replaced with comparable units in case of demolition or extensive alteration, prohibiting demolition or extensive alteration of historic residential buildings in RH, RM and RE districts, requiring approval of the replacement structure before issuing a demolition or extensive alteration permit, permitting demolition or extensive alteration of non-complying portions of a building, and including definitions.
(Continued from Regular Meeting of October 17, 1991)

ITEM 91.327ET continued

(TAPE: IVA: #0635-2419)

MEETING HELD.

ACTION: CONTINUED TO JANUARY 16, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

*ITEMS WERE CALLED & HEARD TOGETHER

*23. 91.328ET

(HORTON)

RESIDENTIAL DEMOLITION AND EXTENSIVE ALTERATION CONTROLS - Public hearing on the proposed ordinance initiated as permanent controls. For a description of the proposed ordinance please refer to Case No. 91.327ET above.

(Continued from Regular Meeting of October 17, 1991)

(TAPE: IVA: #0635-2419)

MEETING HELD.

ACTION: CONTINUED TO JANUARY 16, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

*ITEMS WERE CALLED & HEARD TOGETHER

*24. 90.539Z

(HORTON)

RESIDENTIAL CONSERVATION CONTROLS - PERMANENT RECLASSIFICATIONS OF VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1, and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2 - Public Hearing on the proposed permanent amendments (RCC-3) to the Zoning Map which were initiated on August 30, 1990, for reclassification of approximately 2,100 properties in RH-3 and RM districts to RH-2, of approximately 140 properties in RH-3 and RM districts to RH-1, two properties from RM-1 to RH-1(D) and one property from RH-3 to RM-2. The proposed ordinance with a listing of all affected properties identified by Assessor's Block and Lot number as well as maps are available at the Department of City Planning, 450 McAllister Street, 4th floor, between 8 a.m. and 5 p.m.

(Continued from Regular Meeting of October 17, 1991)

(TAPE: IVA: #0635-2419)

MEETING HELD.

ACTION: CONTINUED TO JANUARY 16, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

*ITEMS WERE CALLED & HEARD TOGETHER

7:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 7:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 11:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

25. 91.684D (COLEMAN)
540 EL CAMINO DEL MAR, north east corner of Seacliff Avenue, Lot 5 in Assessor's Block 1308 -- Discretionary Review of Building Permit Application No. 91202288S, a horizontal extension to the rear of a single-family house in an RH-1 (D) (House Detached) District.

- a) Consideration of Discretionary Review
b) Discretionary Review Hearing

(TAPE: IVA: #2555-3123)

(TAPE: IVB: #0000-0589)

SPEAKERS: John Slesenger, William Canazaris, Jonathan Zuninesman,
David Gast

ACTION: NO D.R.

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

26. 91.366D (PAEZ)
349 - 27TH AVENUE, west side between California and Clement Streets - Lot 9 in Assessor's Block 1406 -- Request for Discretionary Review of Demolition Permit No. 9108472 to demolish a single family residence comprised of three Refugee Shacks in an RH-2 (House, Two Family) District acting on a recommendation of retention of the subject property by the Landmarks Preservation Advisory Board. The proposed plan for new construction is for a two unit building which required Tier 3 notification procedures.

- a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of October 3, 1991)

CONTINUED TO JANUARY 16, 1992

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

27. 91.679D (BLAUVELT)
650 and 680 WEBSTER STREET, comprising the entire east side of the block between Grove and Ivy Streets, Lot 37 in Assessor's Block 805 -- Requests for Discretionary Review of Building Permit Application Nos. 9107163 and 9107164 to construct two new two-story, single-family dwellings, in an RH-2 (House, Two-Family) District.

- a) Consideration of Discretionary Review
b) Discretionary Review Hearing

(TAPE: IVB: #0623-2701)

SPEAKERS: Steven Jones, Ms. Dahara, Leolla Gardner, Steven Fields,
rep. of proj. sponsor, Dennis Bush, Martin Scott

ACTION: NO D.R.

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

28. 91.343D (BLAUVELT)
70-72 22ND AVENUE, east side between Lake Street and the Presidio, Lots 23 and 24 in Assessor's Block 1337 -- Request for Discretionary Review of Building Permit Application No. 9106149 to construct a vertical extension (a partial third story) to the existing two-story, two-family dwelling, in an RH-1 (House, One-Family) District.

- a) Consideration of Discretionary Review
b) Discretionary Review Hearing

ITEM 91.343D continued

(TAPE: IVB: #2705-3127)

(TAPE: VA: #0000-1898)

SPEAKERS: Rubin Glickman, Bud Branstein, Bill Sheppard, David Cincotta, Barren Cushner, Chad Overway, Hugh Mickham, Arleen Getts, Melba Mikhan

ACTION: NO D.R.

VOTE: 3-2

CONTINUED TO CONSENT CALENDAR DECEMBER 19, 1991

PUBLIC HEARING CLOSED

DISSENTING: COMMISSIONER TOM THOMPSON

ABSENT: COMMISSIONERS ENGMANN & SEWELL

29. 91.605D

(BLAUVELT)

1009 FRANCISCO STREET, south side between Larkin and Polk Streets, Lot 25 in Assessor's Block 477 -- Requests for Discretionary Review of Building Permit Application No. 9107629 to construct a vertical and horizontal extension to the existing two-story-over-garage, single-family dwelling, and of Building Permit Application No. 9107628 to construct a second dwelling unit in a separate four-story structure immediately behind the existing house, in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review Hearing

NOTE: Simultaneously with the Commission's consideration of the Discretionary Review requests, the Zoning Administrator will hear testimony on Variance Application NO. 91.344V for the same property. (The Variance hearing is continued from September 25, 1991.)

(TAPE: VA: #1910-3170)

(TAPE: VB: #0000-2550)

SPEAKERS: Alice Barkley, Jane Kennedy, Dr. Frank Hinlan, Mike Page, Kate Black, Eliat Freed, John Lackin, Jack Scott, George Houser, Ahiba Chasen, Larry Chasen

ACTION: TAKE D.R.

VOTE: 5-0

CONTINUED TO JANUARY 23, 1992

ABSENT: COMMISSIONERS ENGMANN & SEWELL

Adjourned: 2:35 a.m.

CPC:649

SF
C55
#21
12/19/91

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
December 19, 1991
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JAN 29 1992
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boldridge, Engmann, Hu, Morales and Karasick.

ABSENT: Commissioner Sewell.

1:40 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HU AT 1:40 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Mike Berkowitz, Gerald Green, Barry Pearl, Andy Blauvelt, Alec Bash, Lu Blazej, Roger Herrera, David Hood, Susana Montana, Grace Hing, Nandini Shridhar, Julian Banales, Diane Wong and Linda Avery - Administrative Secretary.

EXECUTIVE SESSION

At the recommendation of the City Attorney, the City Planning Commission will convene into Executive Session to discuss litigation in the matter of 2220 - 2224 Sacramento Street pursuant to Government Code §54956.9(a)(1).

NO ACTION.

Adjourned: 2:10 p.m.

NOTE: The Commission will take a short recess at 3:30 p.m.

2:15 P.M.

A. ITEMS TO BE CONTINUED

1. 91.641ME (MONTANA)
RESIDENCE ELEMENT OF THE MASTER PLAN--The Residence Element Update: Subsidized Housing Preservation Analysis and Programs report,
published by the San Francisco Redevelopment Agency, provides the information required by State law and is proposed for adoption as a separate report amending the Residence Element.
(Proposed for continuance to January 9, 1992)

CONTINUED TO JANUARY 9, 1992
ABSENT: COMMISSIONER SEWELL

(TAPE: IA: #0060-0402)
VOTE: 6-0

2. 88.514CC (MONTANA)
1071 PAGE STREET, southside between Broderick and Divisadero Streets,
Lot 27 in Assessor's Block 1237--Request for authorization of
Conditional Use.
(Proposed for continuance to January 23, 1992)

(TAPE: IA: #0060-0402)
VOTE: 6-0

CONTINUED TO JANUARY 23, 1992
ABSENT: COMMISSIONER SEWELL

3. 90.656CV (MONTANA)
1448 - 19TH AVENUE, eastside between Judah and Kirkham Streets, Lot
34 in Assessor's Block 1835--Request for Conditional Use and an
off-street parking variance.
(Proposed for continuance to January 23, 1992)

(TAPE: IA: #0060-0402)
VOTE: 6-0

CONTINUED TO JANUARY 23, 1992
ABSENT: COMMISSIONER SEWELL

4. 90.851C (NIXON)
4126 - 17TH STREET, northside between Castro and Douglass Streets,
Lot 28 in Assessor's Block 2623 - Request for Authorization of
Conditional Use.
(Proposed for continuance to January 13, 1992)

(TAPE: IA: #0060-0402)
VOTE: 6-0

CONTINUED TO FEBRUARY 13, 1992
ABSENT: COMMISSIONER SEWELL

5. 91.517C (GREEN)
2170 MARKET STREET, north side between Church and Sanchez Streets;
Lot 17 in Assessor's Block 3542 -- Request for Conditional Use
(Proposed for continuance to January 9, 1992)

(TAPE: IA: #0060-0402)
VOTE: 6-0

CONTINUED TO JANUARY 16, 1992
ABSENT: COMMISSIONER SEWELL

- 6a. 90.599TZ (GREEN)
645 HAIGHT STREET, south side between Pierce and Steiner Streets; Lot
29 in Assessor's Block 861 -- Consideration of an amendment to the
City Planning Code and Zoning Map to add Section 249.12 Haight Street
Affordable Housing Special Use District.
(Proposed for continuance to January 23, 1992)

(TAPE: IA: #0060-0402)
VOTE: 6-0

CONTINUED TO JANUARY 23, 1992
ABSENT: COMMISSIONER SEWELL

- 6b. 90.599EC (GREEN)
645 HAIGHT STREET, south side between Pierce and Steiner Streets;
Lot 29 in Assessor's Block 861 -- Request for Conditional Use
Authorization.
(Proposed for continuance to January 23, 1992)

(TAPE: IA: #0060-0402)

CONTINUED TO JANUARY 23, 1992

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

7. 91.624C (GREEN)
3001 - 24TH STREET, southwest corner of Harrison Street; Lot 1 in
Assessor's Block 6522 -- Request for Conditional Use Authorization.
(Proposed for continuance to January 23, 1992)

(TAPE: IA: #0060-0402)

CONTINUED TO JANUARY 23, 1992

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

8. 91.465C (BERGDOLL)
1327 TARAVAL STREET, south side between 23rd and 24th Avenues; Lot 30
in Assessor's Block 2402 -- Request for Conditional Use Authorization.
(Continued from Regular Meeting of November 21, 1991)
(Proposed for continuance to January 16, 1992)

(TAPE: IA: #0060-0402)

CONTINUED TO JANUARY 16, 1992

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

9. 91.568D (NISHIMURA)
230 CONCORD STREET, west side between Brunswick Street and Pretor
Way, Lot 26 in Assessor's Block 6487. Request for Discretionary
Review.
(Continued from Regular Meeting to December 12, 1991)
(Proposed for continuance to January 16, 1992)

(TAPE: IA: #0060-0402)

CONTINUED TO JANUARY 16, 1992

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

10. 90.620D (BERKOWITZ)
150 - 160 GRANDVIEW AVENUE, west side between Romain Street and
Morgan Alley, Lots 11 and 12 in Assessor's Block 2754 - Request for
Discretionary Review.
(Continued from Regular Meeting of December 12, 1991)
(Proposed for continuance to January 23, 1992)

(TAPE: IA: #0060-0402)

CONTINUED TO JANUARY 23, 1992

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

11. 91.350D (BERKOWITZ)
771-73 19TH AVENUE, West side between Fulton and Cabrillo Streets,
Lot 15 in Assessor's Block 1662 - Request for Discretionary Review.
(Continued from Regular Meeting of October 24, 1991)
(Proposed for continuance to January 23, 1992)

(TAPE: IA: #0060-0402)

CONTINUED TO JANUARY 23, 1992

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

12. 91.493D (BERKOWITZ)
564 DIAMOND STREET, south side between 22nd and 23rd Streets, Lot 13A
in Assessor's Block 2772 - Request for a Discretionary Review.
(Proposed for continuance to January 23, 1992)

(TAPE: IA: #0060-0402)

CONTINUED TO JANUARY 23, 1992

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

13. 91.523D (BERKOWITZ)
18 SEQUOIA WAY, west side, between Reposa Way and Omar Way, Lot 10 in
Assessor's Block 2955A - Request for Discretionary Review.
(Proposed for continuance to January 23, 1992)

(TAPE: IA: #0060-0402)

CONTINUED TO JANUARY 23, 1992

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

14. 91.536D (BERKOWITZ)
4342 ARMY STREET, north side, between Diamond and Douglas Streets,
Lot 12A in Assessor's Block 6561 - Request for Discretionary Review.
(Proposed for continuance to January 23, 1992)

(TAPE: IA: #0060-0402)

CONTINUED TO JANUARY 23, 1992

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

15. 91.494D (BERKOWITZ)
770 - 23RD AVENUE, south side between Fulton and Cabrillo Streets,
Lot 34 in Assessor's Block 1665 - Request for a Discretionary Review.
(Proposed for continuance to January 23, 1992)

(TAPE: IA: #0060-0402)

CONTINUED TO JANUARY 23, 1992

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

(TAPE: IA: #0410-2300)

SPEAKERS: Horalnd Wright, Charlott Mark, Edith McMillian, George Radd, Barbara Falger, Mike Page, Carol Taylor, Margaret Segal

RE: RCC

SPEAKER: John Bardis

RE: 5 Major Industries in San Francisco

SPEAKER: Joe O'Donohue

RE: George Williams

SPEAKER: John Barbey

RE: RCC

C. COMMISSIONERS' QUESTIONS AND MATTERS

(TAPE: IA: #2303-2505)

D. DIRECTOR'S REPORT16. TIER III

(BERKOWITZ)

1962 QUESADA AVENUE, east side between Quint Street and Phelps Street, Lot 13 in Assessor's Block 5329 - Informational presentation of Building Permit Application No. 9116412 for the construction of a two-story, 19 foot deep rear yard addition to single family house in a RH-1 (House, One-Family) district. This project is being brought to the Commissions attention pursuant to Planning Commission Resolution No. 12044.1.

(TAPE: IA: #2513-2573)

NO OPPOSITION.
NO ACTION.

17. TIER III (BERKOWITZ)
2820 PACIFIC AVENUE, north side between Divisadero and Broderick Streets, Lot 6 in Assessor's Block 926 - Informational presentation of Building Permit Application No. 9118597 for the construction of a fourteen foot deep front yard addition to a single family house in an RH-1 (D) (House, One-Family, Detached Dwellings) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution NO. 120441.

(TAPE: IA: #2513-2573)

NO OPPOSITION.
NO ACTION.

18. TIER III (BERKOWITZ)
2919 OCTAVIA STREET, west side between Greenwich and Filbert Streets, Lot 5 in Assessor's Block 519 - Informational presentation of Building Permit Application No. 9117608 for the construction of a rear yard addition in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 120441.

(TAPE: IA: #2513-2573)

NO OPPOSITION.
NO ACTION.

19. 2601 GEARY BOULEVARD, entire block bounded by Geary Boulevard, Lyon Street, O'Farrell Street and Masonic Avenue; Lot 1 in Assessor's Block 1094 -- Informational Presentation regarding status and future use of property formerly occupied by Sears Roebuck and Company as requested during City Planning Commission Public Hearing of July 5, 1990. (GREEN)

(TAPE: IA: #2575-3185)

(TAPE: IB: #0000-0296)

SPEAKERS: Fred Brewing, rep. of project sponsor, Steve Whare, rep. of project sponsor, Keith Conser, Vincent Tai, rep. of project sponsor, Fred Brewing, rep. of project sponsor.

MEETING HELD.

NO ACTION REQUIRED.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

20. 91.405D (BERKOWITZ)
1774 - 41ST AVENUE, east side between Noriega and Moraga Streets, Lot 4K in Assessor's Block No. 2009 - Request for Discretionary Review of Building Permit Application No. 9107988 for the construction of a two story rear yard addition to a single family house in an RH-1 (House, One-Family) district.
NOTE: ON OCTOBER 10, 1991 THE COMMISSION PASSED MOTION OF INTENT TO APPROVED WITH CONDITIONS AS MODIFIED BY A VOTE OF 4-0. COMMISSIONERS ENGMANN, MORALES & SEWELL WERE ABSENT.
(Continued from Regular Meeting of November 7, 1991)

ITEM 91.4050 continued

(TAPE: IB: #0332-0415)

ACTION: APPROVED WITH CONDITIONS

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

MOTION NO: 13225

21. 90.150ZE

(PEARL)

28 THROUGH 65 HOWTH STREET, east and west sides between Ocean and Geneva Avenues, Lots 2A, 2B, 2C, 3A and 3B in Assessor's Block 6947 and Lots 12A, 12C, 12E, 12F and 22 in Assessor's Block 6948 -- Request for reclassification of the subject properties from RH-1 (House, One-Family) to RH-2 (House, Two-Family). All of the properties contain existing structures. A total of ten dwelling units are currently authorized on the subject properties and a total of twenty-one (21) dwelling units would be permitted on the ten parcels (lot number 12A in Assessor's Block 6947 would permit a third dwelling unit upon the granting of Conditional Use authorization by the City Planning Commission) if the reclassification is approved. Lot number 12A in Assessor's Block 6947 (31 Howth Street) is currently the subject of code abatement action by the Department of City Planning and the Bureau of Building Inspection under Superior Court Case Number 868-858 related to installation of three additional dwelling without benefit of permit. If approved, the proposed reclassification would permit legalization of two of the three additional units.

NOTE: ON DECEMBER 5, 1991 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE BY A VOTE OF 7-0.

(CONTINUED FROM REGULAR MEETING OF DECEMBER 5, 1991)

(TAPE: IB: #0420-0620)

ACTION: APPROVED WITH CONDITIONS

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

MOTION NO: 13226

F. CONSENT CALENDAR--PUBLIC HEARING CLOSED

NOTE: PURSUANT TO PLANNING COMMISSION SPECIAL DISCRETIONARY REVIEW HEARING PROCEDURES, IF THE COMMISSION REACHES A 3-1 (OR 3-2) VOTE TO NOT TAKE OR TAKE DISCRETIONARY REVIEW WITH AN INTENT TO APPROVE OR DISAPPROVE A PROPOSAL, THE CASE IS CONTINUED TO THE FULL COMMISSION ON CONSENT CALENDAR WITH RECOMMENDATION. IF A COMMISSIONER REQUESTS A NEW FULL PUBLIC HEARING ON A CONSENT CALENDAR ITEM, THE MATTER WILL BE REMOVED FROM THE CONSENT CALENDAR AND HEARD AS A REGULAR CALENDAR ITEM FOR PUBLIC TESTIMONY ON THE SAME DAY AS THE CONSENT DATE. THE COMMISSION PRESIDENT WILL ANNOUNCE THE TIME OF SUCH HEARING AT THE TIME THE MATTER IS REMOVED FROM THE CONSENT CALENDAR.

22. 91.343D (BLAUVELT)
70-72 22ND AVENUE, east side between Lake Street and the Presidio,
Lots 23 and 24 in Assessor's Block 1337 -- Request for Discretionary
Review of Building Permit Application No. 9106149 to construct a
vertical extension (a partial third story) to the existing two-story,
two-family dwelling, in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of December 12, 1991)
NOTE: ON DECEMBER 12, 1991, THE COMMISSION VOTED 3-2 NOT TO TAKE
DISCRETIONARY REVIEW. DISSENTING WERE COMMISSIONERS TOM AND
THOMPSON. COMMISSIONERS ENGMANN AND SEWELL WERE ABSENT.

(TAPE: IB: #0625-0820)

ACTION: NO DISCRETIONARY REVIEW
DISSENTING: COMMISSIONER BOLDRIDGE
EXCUSED: COMMISSIONER KARASICK
ABSENT: COMMISSIONER SEWELL

VOTE: 4-1

G. REGULAR CALENDAR

23. 86.505EMTZR TENTATIVE MAP SUBDIVISION (BASH)
MISSION BAY area, generally bounded by Third Street, Berry Street,
Fourth Street, the China Basin Channel, China Basin Street, Mariposa
Street, Pennsylvania Street, Seventh Street, and Townsend Street;
Assessor's Block numbers 3795-3798, 3804-3806, 3809, 3810, 3813,
3819, 3822, 3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942 and
3944; Lot 2 in Block 3940; portion of Block 3941 westerly of China
Basin Street; Lot 6 in Block 3943; Lot 1 in Block 3948; and portion
of Block 9900 along China Basin Street.

Review for Consistency with the Master Plan of a subdivision with
approximately 65 lots in Mission Bay MB-R-1 (Residential, Mixed
District, Low Density), MB-R-2 (Residential, Mixed District, Moderate
Density), MB-R-3 (Residential, Mixed District, Medium Density),
MB-NC-2 (Small Scale Neighborhood Commercial District) MB-H (Hotel),
MB-NC-S (Neighborhood Commercial).

Shopping Center District), MB-CF (Community Facilities District),
MB-OS (Open Space District), and the MB-CI (Mission Bay
Commercial-Industrial District) zoning districts, and the M-1 (Light
Industrial District), and M-2 (Heavy Industrial District) zoning
districts.

The Mission Bay Environmental Impact Report ("EIR") is a program EIR
pursuant to Section 15168 of the California Environmental Quality Act
("CEQA").

This subdivision is within the scope of the Mission Bay program EIR
and was adequately described, for the purposes of CEQA, in the
Mission Bay EIR.

(Continued from Regular Meeting of December 12, 1991)

ITEM 86.505EMTZRS continued

(TAPE: IB: #0830-2070)

A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

SPEAKERS: Sam Kwong, Mike Pearlman

ACTION: APPROVED WITH CONDITIONS

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

RESOLUTION NO: 13227

24. 91.279ETETT MODIFY EXISTING FEES AND INSTITUTE NEW FEES (BASH)

- (a) Eliminate exemptions for nonprofit organizations from planning fees (Planning Code and Administrative Code)
(Continued from Regular Meeting of November 21, 1991)
- (b) Authorize certain nonprofit housing development corporations to defer payment of fees for initial environmental evaluations, environment impact reports, and applications for change in setback lines, reclassifying property or imposing interim controls, conditional use, planned unit development or variance, for certain affordable housing developments, to the time of permit issuance. (Planning Code and Administrative Code)
(Continued from Regular Meeting of November 21, 1991)

MEETING WAS NOT HELD.

CONTINUED TO JANUARY 23, 1992

VOTE: (6-0)

ABSENT: COMMISSIONER SEWELL

25. 91.074C (PEARL)

- (a) 2220-2222 AND 2224 SACRAMENTO STREET, northside between Laguna and Buchanan Streets, Lots 5 and 6 in Assessor's Block 627 -- Request for authorization of Conditional Use to operate the two properties together as a single hotel (Mansion Hotels). Conditional Use authorization was previously granted for use of 2220-2222 Sacramento Street (Lot 5) as a tourist hotel of sixteen (16) rooms or suites of rooms under Resolution Number 8586, Case Number CU80.9, Adopted: May 1, 1980. Conditional Use authorization was previously granted for 2224 Sacramento Street (Lot 6) for one (1) dwelling unit and five (5) guest rooms, under Resolution Number 8030, Case Number DR78.59(CU), Adopted: August 3, 1978. Use of the five guest rooms at 2224 Sacramento Street is approved as a "Boarding House" where lodging or both meals and lodging, without individual cooking facilities, are provided for compensation and by prearrangement for a week or more at a time.

The requested authorization of Conditional Use proposes overnight guests at 2224 Sacramento Street, which is permitted under Section 209.2(d) of the City Planning Code for five or fewer guest rooms in an RH-2 (House, Two-Family) zoning district. The requested authorization also would involve a modification of Condition Number 4 of Resolution Number 8586 to permit service to persons other than "registered resident guests" at the hotel restaurant.

ITEM 91.074C continued

The requested authorization, to operate the two buildings together as a single hotel use, involves approval of an enclosed walkway previously constructed between the two buildings without benefit of permit. The Chambers Mansion, 2220-2222 Sacramento Street, is designated City Landmark Number 119. A Certificate of Appropriateness, Case Number 91.031A, was filed on January 28, 1991, as is currently under review by the Landmarks Preservation Advisory Board.

An amendment to the previously continued request for authorization was filed on May 8, 1991 which would also involve a modification of Condition Number 13 of Resolution Number 8586 to permit limited outdoor activities for wedding ceremonies only.

(Continued from Regular Meeting of November 14, 1991)

(TAPE: IB: #2085-3185)

(TAPE: IIA: #0000-3156)

(TAPE: IIB: #0000-3159)

(TAPE: IIIA: #0000-0607)

SPEAKERS: Mark Barmore, Bob Pritikin, project sponsor, Mark Barmore, City Attorney, Rick Judd, Linda Kindal, Katherine Myard, Tracy Pridikin, Alan Donberger, David Ish, Larry Bennett, Tony Hall, Paul Nathan, Carol Ruth Silver, Jim Carnstead, Edith McMillian, Charlett Mack, Richard Koplan, Susan Koplan, Robert Rohaus, Alie (last name unknown), Donna Careko, Oscar Lemmer, Courtney Clarkson, Howard Scheuman, Anne Bloomfield.

ACTION: INTENT TO APPROVE WITH CONDITIONS

VOTE: 5-1

FINAL LANGUAGE JANUARY 9, 1992

PUBLIC HEARING CLOSED

DISSENTING: COMMISSIONER ENGMANN

ABSENT: COMMISSIONER SEWELL

25. 91.454AV

(PEARL)

(b) 2220 SACRAMENTO STREET, north side between Buchanan and Laguna Streets; Lot 5 in Assessor's Block 627 in an RH-2 (House, Two Family) District.

FRONT SETBACK VARIANCE SOUGHT: The proposal is to allow the retention of a canopy at the front of the three story building. Section 132 of the Planning Code requires an open and unobstructed front setback of 15 feet for the subject property. The proposed canopy extends 38 feet from the front building wall to the front property line, encroaching entirely into the front setback area.

THE ZONING ADMINISTRATOR CLOSED THE PUBLIC HEARING & INDICATED THAT HE WOULD TAKE THE MATTER UNDER ADVISEMENT.

5:00 P.M.

26. 90.407CVC (BLAZEJ)

3330 ARMY STREET, north side between South Van Ness Avenue, Capp Street and Mission Street, through lot to Capp Street, Lot 25 in Assessor's Block 6571 - Request for authorization of modification of Conditional Use previously approved by Motion No. 12078 to construct twenty-five (25) units of affordable housing with twenty-five (25) independently accessible off-street parking spaces on an irregularly shaped lot with approximately 98 feet of frontage on Army Street and 80.5 feet of frontage on Capp Street totaling an approximate lot area of 16,882 square feet in an NC-3 (Moderate-Scale Neighborhood Commercial) District and 40-X Height and Bulk District. The request for Conditions Use authorization is for an amendment to Motion No. 12078, regarding restrictions concerning housing affordability.

(TAPE: IIIA: #0940-1638)

SPEAKERS: Mary Ann Dillian, Angelia Shalord, Liam Balisso

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

MOTION NO: 13228

27. 91.284C (HERRERA)

263 PARNASSUS AVENUE, south side, between Willard Street and Woodland Avenue, Lot 55 in Assessor's Block 2631 -- Request for authorization of Conditional Use to permit an existing eight (8) person RESIDENTIAL CARE FACILITY for the elderly to expand its care to serve 10 elderly persons. This property is in an RH-3 (House, Three-Family) District.

(TAPE: IIIA: #1650-1739)

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

MOTION NO: 13229

28. 91.467Q (HOOD)

111 BUENA VISTA AVENUE, east side between Wallace Street and Duboce Avenue, Lot 21 in Assessor's Block 1258 - Five-unit residential condominium conversion subdivision review for consistency with the Master Plan in an RH-3 (House, Three-Family) Zoning District.

(TAPE: IIIA: #1745-1789)

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

MOTION NO: 13230

29. 91.317Q (HOOD)

2240 GREEN STREET, north side between Steiner and Fillmore Streets, Lot 14 in Assessor's Block 539 - Five-unit residential condominium conversion subdivision review for consistency with the Master Plan in an RH-3 (House, Three-Family) Zoning District.

(TAPE: IIIA: #1791-1840)

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN & SEWELL

MOTION NO: 13231

30. 91.540C (MONTANA)
270 BRANNAN STREET, northside between First and Second Street, Lot 26 in Assessor's Block 3774--Request for authorization of Conditional Use to allow an existing Billiard hall to provide live entertainment and dancing in a SSO (Service/Secondary Office) District.
(TAPE: IIIA: #1847-1927)
ACTION: APPROVED WITH CONDITIONS VOTE: 5-0
ABSENT: COMMISSIONERS ENGMANN & SEWELL
MOTION NO: 13232
31. 91.506C (HING)
737 PORTOLA DRIVE, south side between Evelyn Way, and Fowler Avenue; Lot 12 in Assessor's Block 2901C -- Request for Conditional Use Authorization to establish a Small Self-Service Restaurant (as defined by Section 790.91 of the Planning Code) in an NC-1 (Neighborhood Commercial Cluster) District. The proposal is to install a self-service pizza restaurant with seating for 20 persons within a total floor area of no more than 1,000 square feet. The space was previously occupied by a retail pharmacy.
(TAPE: IIIA: #1940-2019)
ACTION: APPROVED WITH CONDITIONS VOTE: 5-0
ABSENT: COMMISSIONERS ENGMANN & SEWELL
MOTION NO: 13233
32. 91.577C (SHRIDHAR)
1060-1068 HYDE STREET, east side between California and Pine Streets; Lot 23 in Assessor's Block 251 -- Request for Conditional Use Authorization to establish a Small Self-Service Restaurant as defined by Section 723.44 of the Planning Code within the Polk Street Neighborhood Commercial District. The proposal is to convert and renovate the interior for a small self-service espresso cafe by providing a counter space and seating arrangements for up to 12 Item persons, and to install a microwave and coffee brewing equipment within the total area of 380 square feet. The proposal excludes a kitchen range, hood or grill to provide any cooking facilities on-site.
(TAPE: IIIA: #2027-2121)
ACTION: APPROVED WITH CONDITIONS VOTE: 6-0
ABSENT: COMMISSIONER SEWELL
MOTION NO: 13234
33. 91.591C (BANALES)
1966 LOMBARD STREET, north side between Buchanan and Webster Streets; Lot 11 in Assessor's Block 493 -- Request for Conditional Use Authorization to convert an existing second story dwelling unit to Item 91.591C continued commercial use within an NC-3 (Moderate Scale) Neighborhood Commercial District. The proposal is to convert the existing dwelling unit containing 2 bedrooms in approximately 1,350 square feet of floor area, to commercial use consisting of 4 offices, a conference room and kitchen. The space, which is legally recognized as a dwelling unit, has been used as office and storage space for approximately 25 years. No exterior alterations are proposed.

ITEM 91.591C continued

(TAPE: IIIA: #0903-0913)

MEETING WAS NOT HELD.

CONTINUED TO JANUARY 23, 1992

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

34. 91.625C

(D.WONG)

1343 STOCKTON STREET, west side of Stockton street between Vallejo and Broadway; Lot 2 in Assessor's Block 147 -- Request for Conditional Use Authorization to enlarge an existing non-residential use in excess of 2,500 square feet in the North Beach Neighborhood Commercial District, pursuant to Section 121.2 of the Planning Code. The proposal is to add a mezzanine to the interior of an existing ground floor retail store in an 3-story mixed use building. The proposed 1,788 square-foot mezzanine will be added to an existing 5,830 square feet of ground floor retail, for a total of 7,618 gross square feet.

(TAPE: IIIA: #2135-2365)

ACTION: APPROVED WITH CONDITIONS

VOTE: 6-0

ABSENT: COMMISSIONER SEWELL

MOTION NO: 13235

7:40 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 7:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 11:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

*35. 91.668D

(BLAUVELT)

1434 - 15TH STREET, north side between Shotwell and Folsom Streets, Lot 19 in Assessor's Block 3549 -- Request for Discretionary Review of Building Permit Application No. 9119379 to retain a curb cut serving a driveway and entry to a commercial/industrial building, in an M-1 (Light Industrial) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(TAPE: IIIA: #2390-3198)

(TAPE: IIIB: #0000-2300)

VOTE: 6-0

ACTION: TAKE DISCRETIONARY REVIEW.
INTENT TO APPROVE WITH CONDITIONS
FINAL LANGUAGE JANUARY 16, 1992
PUBLIC HEARING CLOSED
ABSENT: COMMISSIONER SEWELL

- *36. 91.687D (BLAUVELT)
1800 FOLSOM STREET, west side between 14th and 15th Streets, Lots 16, 17, 18 and 83 in Assessor's Block 3549 -- Staff-initiated Discretionary Review of Building Permit Application No. 9120386 to make alterations to an existing retail building necessary to install a new supermarket in the former "Pay N Pak" retail store, in an M-1 (Light Industrial) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

(TAPE: IIIA: #2390-3198)

(TAPE: IIIB: #0000-2571)

SPEAKERS: Vivian Lazadian, Tom Worton, Paul Finn, rep. of project sponsor for 1434 15th street, Paul Yu, owner of 1434 15th Street.

ACTION: TAKE DISCRETIONARY REVIEW.

VOTE: 6-0

INTENT TO APPROVE WITH CONDITIONS

FINAL LANGUAGE JANUARY 16, 1992

PUBLIC HEARING CLOSED

ABSENT: COMMISSIONER SEWELL

*THESE ITEMS WERE CALLED & HEARD TOGETHER. HOWEVER THE ACTION FOR EACH ITEM WAS TAKEN SEPARATELY.

37. 91.520D (BERKOWITZ)
1444 PLYMOUTH AVENUE, east side between Greenwood Avenue and Wildwood Way, Lot 4 in Assessor's Block 3162 - Request for Discretionary Review of Building Permit Application No. 9101627 for the construction of a vertical addition to a single family house in an RH-1(D) (House, One-Family, Detached Dwellings) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of December 5, 1991)

(TAPE: IIIB: #2580-3194)

SPEAKERS: Barbara Halman, Kurt Minehart, Doug Goadling, Margaret Maystreem, Helen Derman, Bob German, Jane Minehart, Anita Phill-Harris, Steven Theo Harris, Robert Dore, owner

MEETING HELD.

ACTION: CONTINUED TO JANUARY 23, 1992

VOTE: 5-0

OWNER TO MEET WITH NEIGHBORS AND/OR AIA

ABSENT: COMMISSIONERS BOLDRIDGE & SEWELL

38. 91.537D (BERKOWITZ)
861 ELIZABETH STREET, south side between Douglass Street and Hoffman Avenue, Lot 22 in Assessor's Block 2829 - Request for Discretionary Review of Building Permit Application No. 9112430 for the construction of a rear year addition in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of December 5, 1991)

ITEM 91.537D continued

SPEAKERS: Andrew Bermstead, Mary Ann Downs, Russell Murphay, Sherry Colver, Michael McCalliff, owner, Gabriel Eng, Bart Murphay

ACTION: NO DISCRETIONARY REVIEW

VOTE: 4-1

DISSENTING: COMMISSIONER BIERMAN

ABSENT: COMMISSIONERS BOLDRIDGE & SEWELL

Adjourned: 10:55 p.m.

CPC:653

